

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



51 Queen Street, Ramsgate, Kent, CT11 9EJ  
 01843 570500 e. ramsgate@milesandbarr.co.uk



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Very energy efficient - lower running costs (92 plus)  
 Energy efficient - lower running costs (81-91)  
 Fairly energy efficient - lower running costs (69-80)  
 Decent energy efficiency - lower running costs (55-68)  
 Average energy efficiency - higher running costs (45-54)  
 Poor energy efficiency - higher running costs (21-44)  
 EU Directive 2002/91/EC  
 England & Wales



135 MONKTON ROAD RAMSGATE



135 MONKTON ROAD  
 RAMSGATE

ASKING PRICE £995,000

- Jonah's Gate
- Exclusive Brand New Development
- Luxury Detached Homes
- Double Garage
- Integrated Kitchen Appliances
- High Quality Finish
- Sought After Village Location
- 10 Year Warranty
- Reserve Now!

## LOCATION

Minster is a desirable growing village with a population of approximately three thousand people. Situated to the west of Ramsgate and to the north east of Canterbury, it is very popular with families due to the schools available, along with village atmosphere and lifestyle. The small town is renowned for its fantastic community feel so you can guarantee a warm welcome from the local residents and staff when you head down to one of the pubs for live music of a weekend. With its vibrant centre that can provide for all of the residents' everyday requirements, there are two popular pubs which serve food, an award-winning restaurant, The Corner House, a micro pub, doctors surgery, veterinary clinic, hardware store, supermarket, fish & chips, and Minster Tandoori.

The railway station, which links to Ramsgate, Canterbury West and St Pancras is towards the bottom of the village and there are excellent road links to the A299 and M2 plus plenty of countryside for lovers of the "Great Outdoors". The village has plenty of history as well as some beautiful ancient properties including the Abbey and St Mary The Virgin Norman church. There really is something for everyone here.

## ABOUT

\*\*\* 2 REMAINING \*\*\*  
Luxury Detached Homes  
Reserve Now!

Jonah's Gate is an exclusive brand new development of just four, detached luxury homes, located on Monkton Road in the sought after village of Minster.

The development is being built by a reputable local developer and will be finished to a high quality finish; each home comes with an ICW 10 year warranty with completion due in Spring 2023, although an on site visit can be arranged!

### AVAILABILITY

Plot 2 - £825,000 - 2274 sq.ft approx.  
4-5 Bedrooms / 3 Bathrooms / Double Garage

Plot 3 - £995,000 - 2835 sq.ft approx.  
6 Bedrooms / 4 Bathrooms / Double Garage

### SPECIFICATION

Kitchens  
-Design by Corrie Paul Kitchens  
-Bora hob extractor included  
-Quartz worktops

Porcelanosa tiles to bathrooms  
Underfloor heating to ground floor  
Oak staircases

Air Source Heat Pump  
Windows & Doors  
-Bespoke Accoya  
-50 year guaranteed against decay  
-10 year guarantee to paint finish

Boarded storage area to garage  
EV car charger point  
Fiber to Premises (FTTP) connections

\*Subject to changes.

The specification maybe subject to some change as necessary and without notice. Any photographs or computer-generated images may not represent the actual fittings and furnishings of the development.

The specification is not intended to form part of any contract or warrant unless specifically incorporated in writing into the contract.

\*Please note, the images used are computer generated and are subject to change.

## DESCRIPTION

