



Lime Grove, Cannonbury Road
Ramsgate, CT11 9NR

Offers In The Region Of £175,000



IDEAL FIRST TIME PURCHASE / 2ND
HOLIDAY HOME OR RENTAL
INVESTMENT

TMS ESTATE AGENTS are delighted
to offer to the market this spacious Top
Floor Apartment in a modern
development with allocated parking
and a lift!

Situated in an ideal location within easy
access to Ramsgate town and the
Royal Harbour & beaches. Ramsgate
mainline station is just over a kilometre
away and offers fast links direct to
London. There are many local
restaurants, cafes, independent shops
and chain stores close by and primary
& secondary schools. This 2 bedroom
2 bathroom top floor flat with allocated
parking is a perfect investment
property, a 2nd home by the sea or first
time purchase

The apartment enjoys a spacious
lounge/diner which leads to a modern
kitchen, two double bedrooms with en
suite to the main bedroom and a family
bathroom.

The property would also make a great
investment as a buy to let, we estimate
the rental income to achieve
approximately £900pcm which is a
6.1% yield.

Call TMS ESTATE AGENTS today to
book your viewing today, we are
available 7 days a week.





- TWO BEDROOM TOP FLOOR APARTMENT
- ENSUITE & FAMILY BATHROOM
- LIFT SERVICE
- ALLOCATED PARKING
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- EPC - C / COUNCIL TAX - B
- CLOSE TO TOWN CENTRE

Lounge/Diner
19'5" x 11'8" (5.93 x 3.58)

Kitchen
8'10" x 6'11" (2.71 x 2.13)

Main Bedroom
14'7" x 14'2" (4.45 x 4.32)

Ensuite
7'3" x 6'8" (2.21 x 2.05)

Bedroom Two
11'8" x 7'10" (3.56 x 2.41)

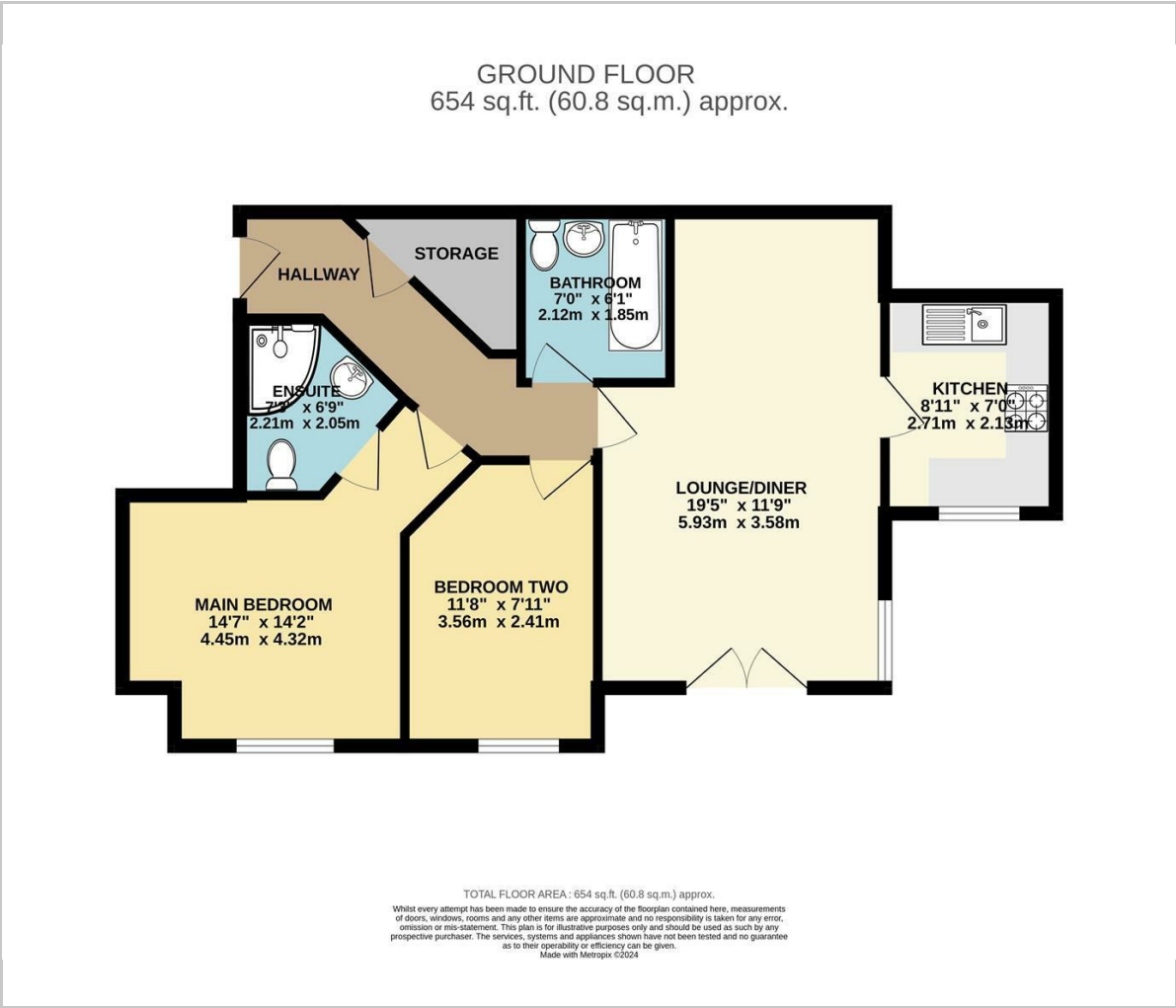
Bathroom
6'11" x 6'0" (2.12 x 1.85)

AGENT NOTE

There is currently 980 years remaining on the lease, the annual ground rent is £100 per annum and the most recent service charge we have been provided was for £1,293.31p per annum.



Floor Plan



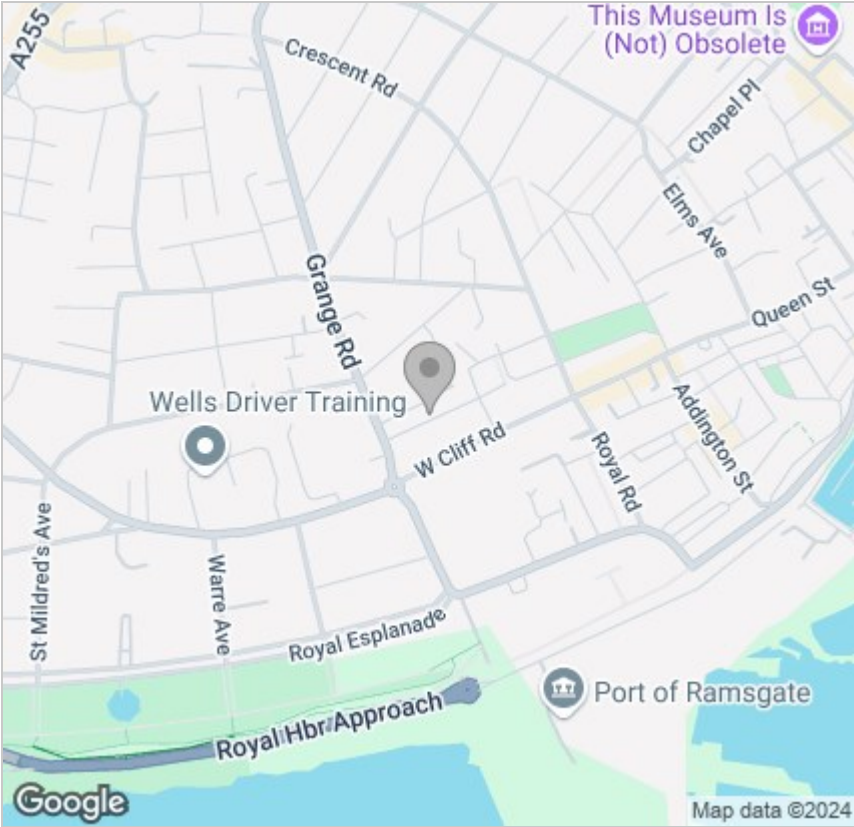
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

