



**TMS**

ESTATE AGENTS



Flat 23 Highfield Court Highfield Road  
, Ramsgate, CT12 6QL

**Offers In The Region Of £160,000**



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## Flat 23 Highfield Court

Ramsgate, CT12 6QL

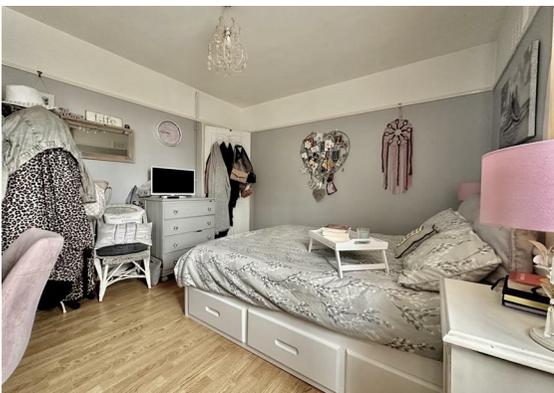
TMS estate agents presents an excellent opportunity for first-time buyers or buy-to-let investors looking for generous space, strong rental potential, and a well-connected location near Ramsgate town centre. Set on the first floor of a purpose-built ex-local authority block, the apartment offers two double bedrooms, a large kitchen, and a private balcony with garden views — all wrapped up in a property that represents outstanding value for money.

Internally, the flat is well laid out, with a spacious kitchen that easily accommodates a dining area — ideal for everyday living or as a desirable feature for prospective tenants. The separate lounge is bright and inviting, with direct access to a private balcony overlooking the communal gardens, bringing a pleasant outlook and a touch of greenery to the space.

Both bedrooms are of a generous size, making this flat well-suited to sharers or a young family. The bathroom is practical and neatly presented, and there's the added bonus of external storage sheds within the grounds — ideal for bikes or additional belongings.

Situated close to local amenities, bus routes and Ramsgate railway station, the property is perfectly placed for commuting and enjoying the coastal lifestyle.

With low-maintenance brick construction, good rental yield potential of 8% and no work required to make it livable, this is a ready-made investment or an ideal first step onto the property ladder. Viewing is highly recommended to appreciate the space and value on offer.





Hallway

Bathroom  
6'0" x 6'2" (1.85m x 1.90m)

Kitchen  
11'8" x 12'0" (3.57m x 3.66m)

Living room  
14'4" x 11'1" (4.38m x 3.40m)

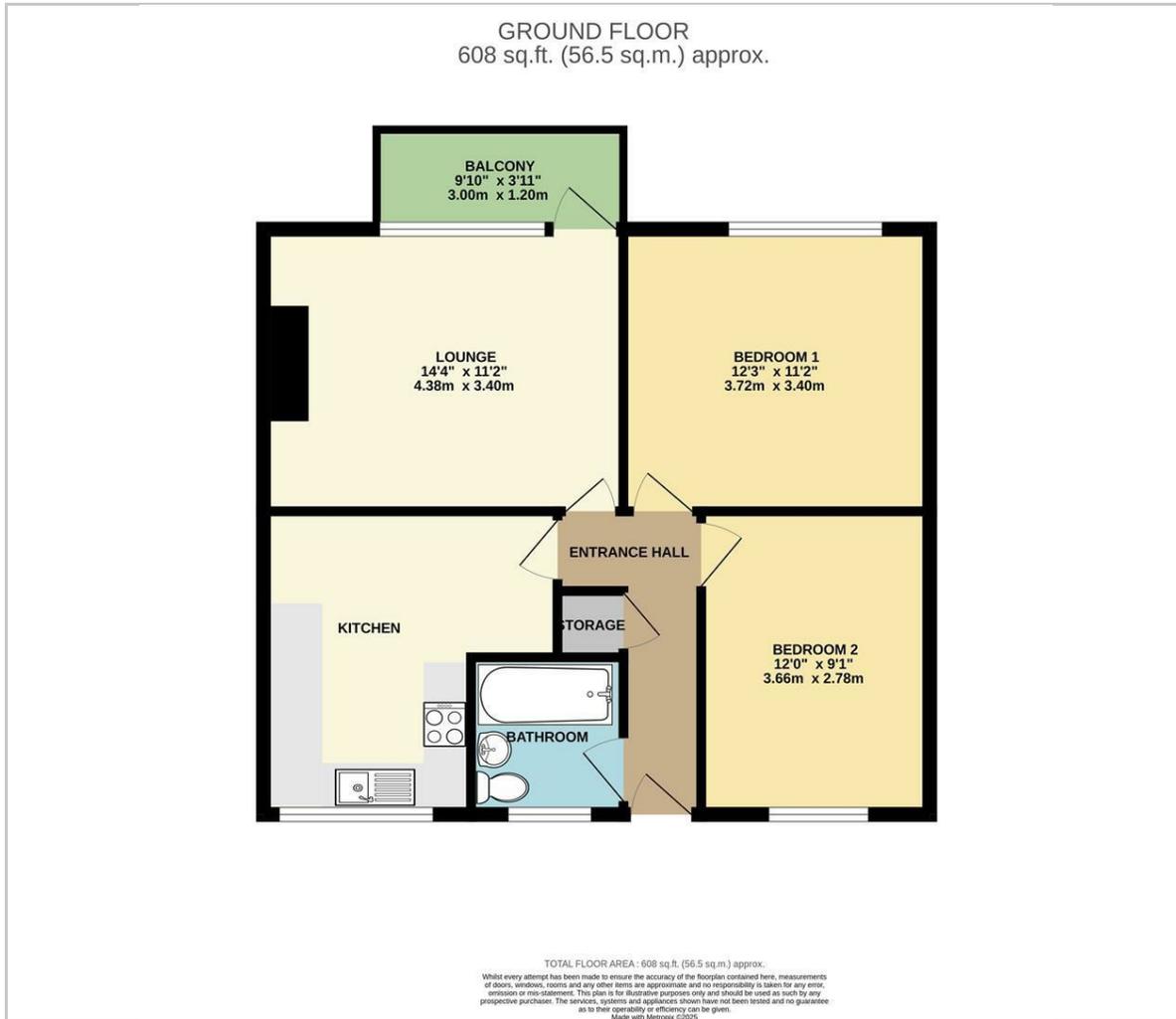
Bedroom one  
12'2" x 11'1" (3.72m x 3.40m)

Bedroom two  
9'1" x 12'0" (2.78m x 3.66m)

#### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

## Floor Plan



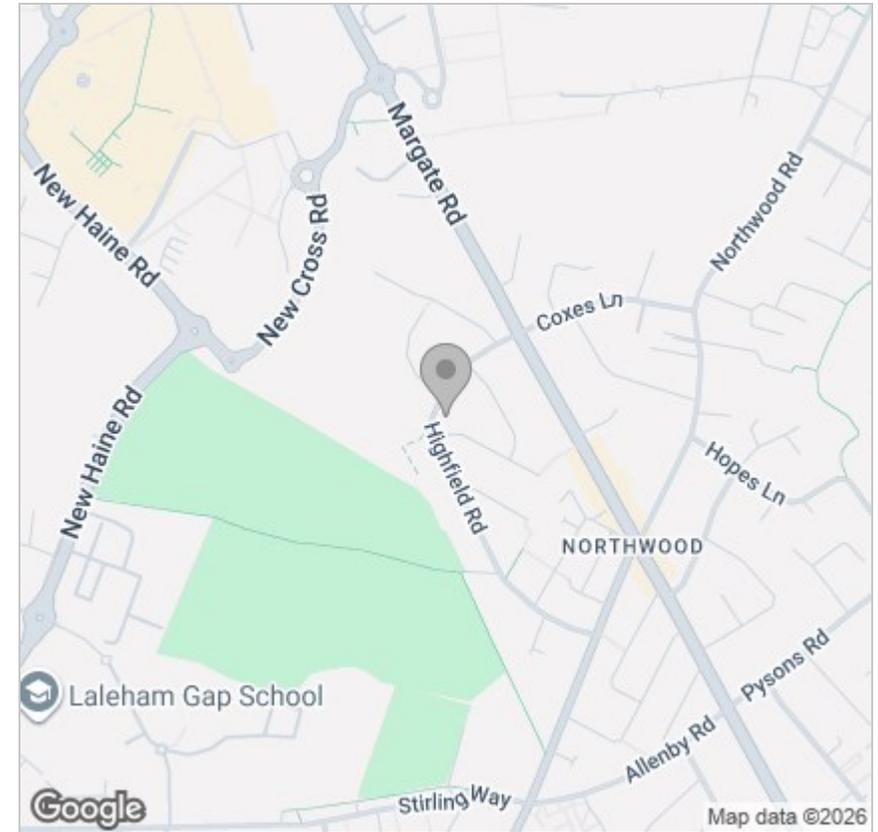
## Viewing

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

