

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Flat 7, 55 Meridian Close, Ramsgate



- Ideal First-time Buy
- Modern one bed apartment
- Open planned Lounge/Kitchen/Diner
- Under-floor heating
- Convenient location
- Off road undercover parking*

£ 99,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

We are pleased to be offering this 1 bedroom modern built flat in Ramsgate that in our opinion is an ideal purchase for a first time buyer, buy to let investor or as a stylish holiday home.

The apartment has an open plan lounge/kitchen/diner, one bedroom and bathroom. There are Integral iPod points and a built-in radio that can be transmitted via the built in speakers that are located in the ceilings of the lounge and bedroom. The area benefits from bus links just outside the development making Ramsgate town and harbour, Westwood Cross Shopping Centre and the fast train rail link all easily accessible. With bus routes and 24 hour Tesco on your doorstep this 3rd floor apartment is conveniently situated.

A viewing is highly recommended for this in our opinion, immaculately presented modern one bedroom 3rd floor flat. The property has outstanding touches including under-floor heating.

There is an allocated covered parking space, this is an ideal prospect for a first time buyer or investment opportunity.

Communal front door. Personal front door to:

Entrance Hall

Security entry phone. Inset spotlights. Built in airing cupboard.

Lounge/Kitchen

16' 1" x 11' 2" (4.9m x 3.4m)

Double glazed windows to rear. Integrated recessed iPod dock to wall. Wall mounted radio control, Under floor heating open planned to:

Kitchen area. A range of modern fitted wall and base units with roll top work surfaces.

Bedroom 1

8' 8" x 11' 8" (2.64m x 3.56m)

Double glazed window to front. wall mounted radio control point. Under floor heating. Built in mirrored wardrobes.

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Luxury suite comprising panel enclosed bath. Low level w.c. Wash hand basin. Tiled splashbacks. Tiled floor. Extractor fan. Heated towel rail.

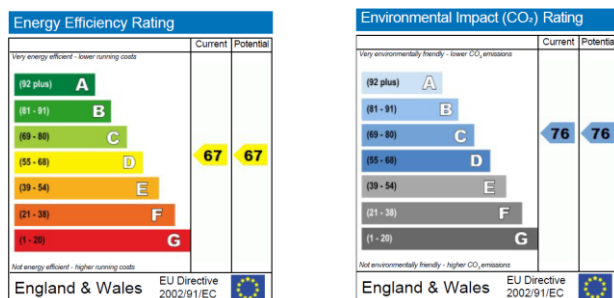
Outside

Allocated parking space

*We understand from the seller that the property benefits from allocated parking space which is undercover, details of which should be verified by your solicitors.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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