

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



Manston Road, Ramsgate
£ 106,500



- **Ideal Buy to Let Investment**
- **Purpose Built Apartment**
- **Open Aspect Lounge / Kitchen**
- **Modern Fitted Bathroom**
- **Modern Kitchen with Built in Appliances**
- **Located Close to Amenities**
- **Allocated Parking Space**
- **Viewing Available Now**

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

IDEAL BUY TO LET INVESTMENT. Purpose built apartment situated just on the fringe of Ramsgate. This would be a perfect buy for any first time buyers, Buy to Let investors or even for those of you looking for a stylish holiday home. 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 2nd floor apartment is conveniently situated. The apartment has an open plan lounge/kitchen with integrated dishwasher, fridge and freezer, double bedroom, modern bathroom and allocated parking.

- Allocated Parking Space
- Under floor Heating
- Audio Entry System
- Integrated Kitchen Appliances
- Thermostatically Controlled Shower
- Pre-Wired for Sky+, Flat Screen & HD TV
- Fitted Wardrobe
- Solid Concrete Floors and Stairs

Entrance Hall

Lounge

Kitchen

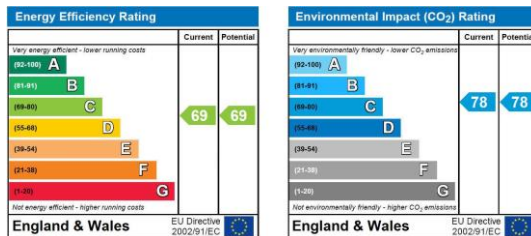
Bedroom

Bathroom

Allocated Parking

Lease details: To Be Confirmed.

Energy Performance Certificate



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