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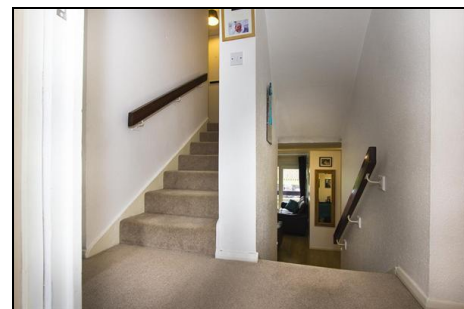
0.75% +VAT for selling

£199 +VAT for letting

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



Abbey Gate, Pegwell Road Ramsgate £135,000



- Purpose built split level apartment
- "L" shaped lounge / diner
- Two good sized bedrooms
- Modern fitted bathroom
- Sought after area of Pegwell
- Close to Village, bus routes, beach and cliff top walks
- Large garage measuring 20'10 x 7'10.

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 FIRST TIME PURCHASE, BUY TO LET INVESTMENT OR HOLIDAY HOME. This well maintained property is located in the ever sought after area of Pegwell. Abbey Gate is in a lovely position; in a tree lined avenue leading to the village of Pegwell just moments walk to Pegwell Bay and close to local bus routes and cliff top walks.

Being split level the property offers spacious living accommodation and boasts a good sized "L" shaped lounge diner with access out to a covered balcony. Fitted kitchen, two good sized bedrooms and a modern fitted bathroom. Other benefits include storage cupboards, double glazing, secure entry phone and large garage.

Entrance
Front door into:

Entrance Hall
Staircase to the first floor.

First Floor Landing
built in storage cupboard, fitted carpet, stairs leading down to lounge/diner and doors leading to;

Bathroom
Three piece suite comprising panelled bath with electric shower over and shower door, part tiled walls, low level WC, vanity wash hand basin with sink unit under, extractor fan, tiled floor, wall mounted heater.



Bedroom
12' 4" x 9' 6" (3.76m x 2.90m)
Sealed unit double glazed window to the rear, fitted carpet, built in airing cupboard housing hot water tank, wall mounted storage heater.



Bedroom
12' 4" x 6' 3" (3.71m x 1.91m)
Sealed unit double glazed window to the rear, fitted carpet, built in cupboard, wall mounted storage heater.

Lounge/Dining Room "L" Shaped room
18' 11" x 15' 10" narrowing to 8' 10" (5.77m x 4.83m narrowing to 2.69m)
Sealed unit double glazed patio doors opening out to covered balcony, laminate flooring, wall mounted storage heaters, television point.



Kitchen
6' 9" x 11' 3" (2.06m x 3.43m)
Comprising inset single drainer sink unit, roll edged work surfaces with a range of wall and base units, electric cooker point, space and plumbing for washing machine, sealed unit double glazed window to the rear.

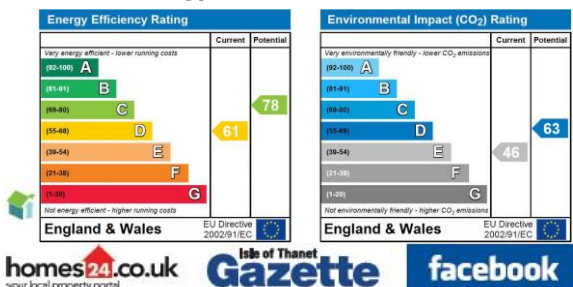
Garage
With up and over door, access via the rear of home measuring 20'10 x 7'10.

Lease details.
The current owner advises us that a 99 year lease will be granted on completion. (To be verified)

Maintenance & Ground Rent. (Includes buildings insurance) Currently £945.00 per annum (Payable half yearly)



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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