

**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



## 19 Ramsgate Road, Broadstairs



- Spacious purpose built maisonette
- Garage en-bloc
- Two double bedrooms
- Fitted kitchen
- Central location
- Walking distance of High street & Local amenities
- Close to train station & sandy beaches
- NO FORWARD CHAIN

**£ 135,000**

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.

>>>>DRAFT DETAILS<<<<

**NO FORWARD CHAIN!** Xpert agents are pleased to be offering for sale this split level maisonette, conveniently situated for the town centre, a short walk to Viking Bay, and also being on a main bus route. In brief, the property offers two double bedrooms, lounge, part fitted kitchen, bathroom and a separate WC/utility room. Other main benefits will include gas fired central heating system, sealed unit double glazing and a garage en-bloc. In our opinion this is an ideal first time buy or a buy to let purchase. Call Xpert agents today to arrange your internal viewing.

#### Entrance

Via obscure sealed unit double glazed door with stairs leading to:-

#### First Floor Accommodation

##### Landing

Carpet, doors to:-

**Lounge** 4.22m (13'10") x 3.25m (10'8")

Sealed unit double glazed windows to rear, radiator, laminate flooring.

##### WC/Utility

Low level flush WC, wash hand basin, radiator, plumbing for washing machine, obscure sealed unit double glazed window to side.

**Kitchen** 3.30m (10'10") x 3.10m (10'2")

Sealed unit double glazed windows to front, range of wall and base units with complimentary work surfaces over, cooker point, radiator, stainless steel single bowl sink unit and drainer, breakfast bar, space for white goods, laminate flooring, stairs to second floor accommodation.

#### Second Floor Accommodation

##### Landing

Radiator, built in cupboard, doors to:-

**Bedroom 1** 3.23m (10'7") x 3.05m (10'0")

Sealed unit double glazed windows to front, radiator, built in cupboard housing boiler and hot water tank.

**Bedroom 2** 4.22m (13'10") x 2.57m (8'5")

Sealed unit double glazed windows to rear, radiator.

##### Bathroom

Panelled bath with wall mounted shower over, wash hand basin, low level flush WC, radiator, obscure sealed unit double glazed windows to side, vinyl flooring.

##### Off Street Parking

Communal off street parking to the rear.

##### Garage

En-bloc to the rear.



#### Energy Performance Certificate



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