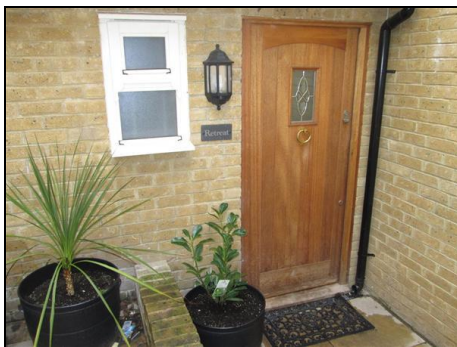




The Retreat, Albert Court, Ramsgate

£ 184,995



- Two bedroom home in central Ramsgate
- Tucked away with secure video entry system
- Modern decor throughout
- Fitted kitchen with integrated appliances
- Modern fitted bathroom and separate ground floor wc
- Ideally located for shops, harbour, and local amenities
- Offered with no onward chain

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.

Xpert Agents are pleased to offer this beautiful three bedroom property situated in a secure gated development located in the center of Ramsgate. The property is tucked away but just a few steps from local shops, harbour and sandy beaches. Built approximately three years ago and to a high standard the property has the added security of a gated video camera entrance.

Accommodation is flexible with an option of a third bedroom depending on your chosen lay out. There is an open aspect living area with modern fitted kitchen, family bathroom and separate ground floor cloak room. The property is finished to a high standard and also benefits from double glazing and modern electric heating central. Should you be considering a buy to let investment the anticipated rental income is approximately £795 to £825 pcm.

Main Entrance

Access through security gate with a fob leading to communal court yard.

Entrance

Hard wood front door with leaded light window.

Entrance Hall

Wall mounted video entry phone system. Tiled floor with staircase leading to first floor with double glazed window to front. Door leading to WC, door leading to kitchen.

WC

Tiled floor, low level double flush wc with matching corner space saving hand basin with vanity cover. Part tiled walls with large wall to wall inset mounted mirror. Double glazed frosted window and ceiling spot lights

Kitchen/Diner 4.06m (13'4") x 4.17m (13'8")

Dining area carpeted, double glazed sash window to front, wall mounted electric heater, storage cupboard, ceiling spot lights open aspect to , kitchen area, tiled floor with a range of modern wall and base units. Single drawer, 1 and half bowl with mixer tap.

Roll top work surface, inset 4 ring electric hob with built in electric oven and extractor hood over. Integrated fridge freezer, white free standing washing machine. Corner wall cupboard housing electric trip switch and fuse box. Part tiled splash back walls with ceiling spot lights.

First floor landing

Staircase leading to second floor with double glazed window to front. Door to lounge and door to bedroom 2.

Lounge 2.44m (8'0") x 4.17m (13'8")

Two double glazed sash windows overlooking courtyard. Carpet, television and satellite point. Telephone and internet point.

Bedroom 2 1.98m (6'6") x 2.79m (9'2")

Carpet with double glazed window. Satellite and television point, internet and telephone point. Wall mounted electric heater.

Second floor landing

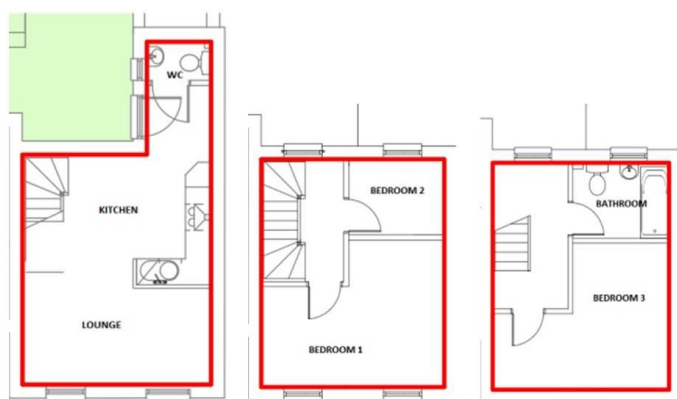
Door to master bedroom.
Door to bathroom

Master Bedroom 3.45m (11'4") x 4.19m (13'9")

With restricted headroom. Velux double glazed balcony window offering views across the courtyard. T.V point , carpet.

Bathroom 2.90m (9'6") x 1.78m (5'10")

To include built in cupboard housing emersion tank. Matching suite incorporating P shaped bath with mains operated wall mounted shower. Matching wall mounted hand basin and low level double flush WC. Tiled walls and tiled floor. Chrome wall mounted electric towel rail. Ceiling extractor fan, chrome ceiling spot lights and a velux window.



Ground Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100

Second Floor Plan
Scale 1:100

**Energy Performance Certificate
To Follow**

