



**PCM**

**£900 PCM**

1 x 

1 x 

1 x 

**Royal Road,  
Ramsgate, CT11 9LE**

## ONE BEDROOM SECOND FLOOR APARTMENT LOCATED CLOSE TO RAMSGATE HARBOUR AND TOWN CENTRE

Situated on the second floor is this one bedroom apartment, which has recently been refurbished and is presented in good order throughout.

The accommodation comprises a double bedroom, a modern shower room, and an open-plan kitchen/living area with a fitted kitchen and appliances. The living space benefits from two front-facing sash windows with views across Spencer Square and the tennis courts.

The property is well positioned within easy reach of Ramsgate town centre, the seafront, Royal Harbour, and local amenities.

The apartment is available to let. For further information or to arrange a viewing, please contact us today!





- EPC Rating - C
- Second Floor Flat
- Recently Refurbished
- Modern En-Suite
- Views across Spencer Square
- 0.6 Miles to Ramsgate Harbour
- Close to local amenities
- Open Plan Kitchen





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	