



**5 Royal Road, Ramsgate, CT11 9EP**

**Realistic offers considered £145,000**

LUXURY GROUND FLOOR 1 BEDROOM SELF CONTAINED APARTMENT WITH PARKING IS READY TO BUY NOW... MAKE ME AN OFFER !!

This lovely period 1 BEDROOM GROUND FLOOR property has been completely renovated to create a stunning home by the sea situated in "Royal Road" Ramsgate. The flat is on the ground floor and is UNFURNISHED for anyone in need of a perfect home and so convenient for everything Ramsgate.

Being Ground floor this apartment is situated in a very popular part of Ramsgate town. Not far from the sea and "Spencer Square" is 100 yds away. The Property has a large double bedroom and very nice sized lounge with fully fitted kitchen and space to dine. The dual aspect windows create a nice enjoyable space for anyone looking to live and enjoy the best part of what the town has to offer. For your viewing please call us today and let us show you round.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) <b>A</b>			
(85-95) <b>B</b>			
(75-85) <b>C</b>			
(65-75) <b>D</b>			
(55-65) <b>E</b>			
(45-55) <b>F</b>			
(35-45) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(10-15) <b>A</b>			
(16-20) <b>B</b>			
(21-25) <b>C</b>			
(26-30) <b>D</b>			
(31-35) <b>E</b>			
(36-40) <b>F</b>			
(41-45) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	