



**168 High Street, Ramsgate, CT11 9TS**

**£850**

OFF STREET PARKING is available with this stunning 2 bedroom first floor flat. The property was built in 2009 having a modern fitted kitchen with integrated hob, oven, fridge and a free standing washing machine. The lounge is to the front and has double glazing. The bathroom has a white suite with a rain shower over the bath. The block is very well maintained by the freeholder. Being situated so close to town and the local supermarket this property could be the one for you.

Available for viewings from 30th November. Unfortunately this flat isn't Pet Friendly but a child is welcome.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-121	A		
81-104	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
13-30	G		
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-111	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

**Lovetts**  
OF RAMSGATE