

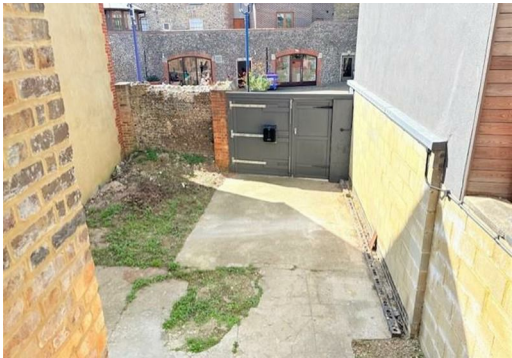


20 Albert Court, Ramsgate, CT11 8FG

£350,000

Why not enjoy the investment side of the business and seek to book your viewing on this amazing opportunity. - We are offering a freehold period property for sale, set in "Harbour Street", Ramsgate only yards from the Royal Harbour and the town centre. On the ground floor is a shop which is currently let out and above a spacious 3 Bedroom self contained apartment arranged over two floors with its self contained access from Albert Court.. The property benefits from Conservation Area double glazed windows over the 1st and 2nd floors, and an enhanced standard of thermal insulation, and (STP) a building plot at the rear which enjoys the presence of Party Wall Structures to both sides., Not having planning but there is an option to apply to build another property with its own entrance onto Albert Court, or could be used for private parking. This investment property is available now to view and we welcome your calls. The E value of the EPC was undertaken in 2020 before the improvements to the windows and other thermal insulation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(85-95) B			
(75-85) C			
(65-75) D			
(55-65) E			
(45-55) F			
(35-45) G			
Not energy efficient - higher running costs			
England & Wales		63	39
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(101-105) A			
(91-101) B			
(81-91) C			
(71-81) D			
(61-71) E			
(51-61) F			
(41-51) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			