



## Flat 1 - 23 Crescent Road, Ramsgate, CT11 9QU

Offers in the region of £86,000

Flat 1 - 23 Crescent Road, Ramsgate, Kent, CT11 9RU.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

Lovetts of Ramsgate are delighted to be offering this amazing apartment with its own private entrance and parking.

This leasehold flat comes with its own court yard garden and private parking. The property has its own entrance on the side and this takes you down to the front door which leads into the lounge and open plan kitchen area. The property has had work done on it but it needs finishing off and this would create an amazing place for any buy to let investor or builder looking for the next project.

If your looking for an investment property or something you can add value then this is for you.



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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	