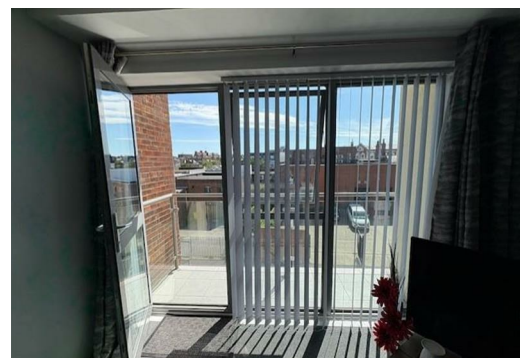




## Flat 12 Cleaver Lane, Ramsgate, CT11 8NF

Offers in the region of £149,000

Balcony, South Facing, NEWLY BUILT. Spacious top floor one bedroom Balcony flat which is right on top of the town and in turn the sea front, Being one of 20 flats in the well run quiet block, the flat is accessed by the lift to all floors or by the stairs. There is a large communal hallway which leads to the lift and stairway. Entrance to the flat is through your own personal door and into the hall. All rooms lead off the hall which includes the three piece suite in the bathroom, the double bedroom and the lounge with the balcony which is accessible by a door from the sitting area. The balcony is big enough for a bistro table and couple of chairs and you could even put your Christmas Tree on it. The lounge also leads into the kitchen area which has a range of floor and wall units, a built in washer dryer and space for your fridge freezer. The oven and hob are situated beneath the extractor fan. There is also a boiler room off the hall which houses the central heating controls for the electric heating and hot water system which runs the normal central heating radiators. Please call Lovetts of Ramsgate to view. There is a special package offered by the vendor if you wish to Buy this property as a Buy To Let Investment. Please ask for details.



## Flat 12 Cleaver Lane, Ramsgate, CT11 8NF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(43-54) <b>E</b>			
(31-42) <b>F</b>			
(1-30) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		85	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(43-54) <b>E</b>			
(31-42) <b>F</b>			
(1-30) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		85	85
EU Directive 2002/91/EC			