



## Flat 7 High Street, Ramsgate, CT11 9RJ

**£1,000 Per calendar month**

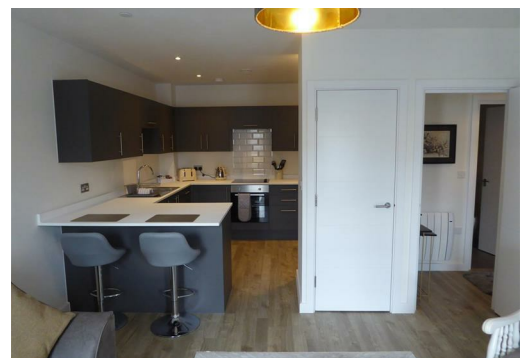
Lovetts is pleased to present this purpose built 2 Bedroom unfurnished flat in "Harbour Court". Situated on the second floor. The accommodation is exceptional. All floors are LVT in grey apart from the bedroom being grey carpet, all walls are white.

This one bedroom property is to be let unfurnished and comprises of a good sized lounge with fully equipped kitchen off incorporating a breakfast bar. All white goods are integrated including fridge, freezer and dishwasher. The Washing Machine is in a cupboard with the boiler. The cupboards are grey and the worktops are white. The bedroom is King Size and the bathroom is tiled in a very modern style with a white bath with shower over, basin and WC.

The communal areas are superb and there is a further large communal garden area where you can relax.

The energy efficiency is superb so the electricity bills will be as reasonable as possible as the building is built to such high standards with excellent insulation.

The flat will be available shortly. Unfortunately this block is not pet friendly.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
105-121	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		77	77
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			