Lovetts
OF RAMSGATE
Passionate About Property.
78/78a High Street, Ramsgate, Kent, CT11 9RX Tel: 01843 570 305



## 7 Cleaver Lane, Ramsgate, CT11 8NF

## £169,000

Nestled on Cleaver Lane in the charming town of Ramsgate, this nearly new first-floor flat presents an exceptional opportunity for those seeking modern living in a vibrant community. This fabulous one-bedroom apartment has been meticulously refurbished to a high standard, featuring a brand new shower and kitchen, complemented by luxurious new carpets throughout.

As you enter, you are welcomed into a spacious lounge that boasts a south-facing balcony, perfect for enjoying the sunshine and fresh air. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere. The option to have the flat furnished allows for flexibility, catering to the preferences of potential buyers.

Convenience is key, with an adjacent car park and easy access to local supermarkets and the bustling high street, ensuring that all your daily needs are within reach. The property is equipped with a lift to all floors, making it accessible for everyone.

With a long lease in place, the service charges are set at £880 per year, alongside a ground rent of £125 per year, providing peace of mind for future homeowners. This delightful flat is ideal for first-time buyers, investors, or anyone looking to downsize without compromising on quality. Don't miss the chance to make this stunning apartment your new home in Ramsgate.

WHEEL CHAIN FRIENDLY.
Rental price if bought by landlord would be £1000 fully furbished.

OUT OF HOURS VIEWINGS POSSIBLE - NAME A DAY WE BE THERE.







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LOUNGE 16'7" x 8'7"

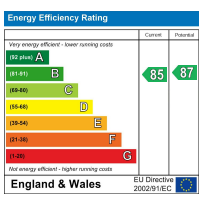
BEDROOM 12'9" x 9'2"

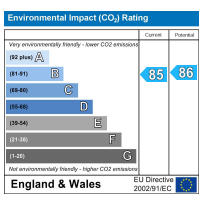
BATHROOM 6'6" x 5'7"










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