



5 Raleigh Court, Ramsgate, CT11 7HH

Guide Price £160,000

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Located on the second floor of Raleigh Court, this bright and spacious two-bedroom apartment offers a generous layout, a private balcony and convenient access to Ramsgate town, making it an excellent choice for first-time buyers, downsizers or those seeking a well-placed coastal home.

The property opens into a welcoming hall with a built-in cupboard providing handy storage. The living room is a wonderful space, filled with natural light, with doors leading to the balcony where you can sit out and enjoy the elevated views. The kitchen is a good size, with plenty of units and worktop space, and has room for all your essential appliances.

Both bedrooms are well-proportioned doubles, one with views to the front and the other overlooking trees to the rear, offering a lovely green outlook. The bathroom has been updated with a modern suite, featuring a corner shower enclosure, vanity unit with storage and contemporary tiling, creating a fresh and stylish finish.

Measuring around 708 square feet, the apartment feels well-planned and practical, with enough space to suit a range of buyers. Outside, residents benefit from off-road residents parking (unallocated) at the rear.

With its long lease, low outgoings and a position that combines convenience with a touch of coastal charm, this apartment is a great opportunity to secure a home in one of Thanet's most historic seaside towns. Set on Hereson Road, the location is ideal for everyday living, with local shops, schools and bus services all nearby. Ramsgate is a friendly and popular Kentish seaside town with spectacular sandy beaches and a laidback vibe. The coastline faces South with its Royal Harbour and stunning Marina, Ramsgate has a thriving café culture and plenty of restaurants, shops, galleries and places of interest to visit. There are a number of well-regarded schools including grammar schools.



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The train station has regular and high-speed services to London and the town is well connected for road commuters also.

SECOND FLOOR -

Entrance Hallway

Living Room - 4.98m x 3.76m (16'4" x 12'4")

Kitchen - 3.63m x 2.84m (11'11" x 9'4")

Bathroom - 2.46m x 1.75m (8'1" x 5'9")

Bedroom One - 3.63m x 3.28m (11'11" x 10'9")

Bedroom Two - 3.86m x 3.07m (12'8" x 10'1")

EXTERNAL -

Balcony

Communal Parking

TENURE -

Leasehold with 939 years remaining

(999 years from 25 December 1965)

Service Charge £856.11 per year (no ground rent)

COUNCIL TAX -

Thanet District Council

Band A (£1,610.30 per year)

EPC RATING - 58 | D

SERVICES - We are informed that all mains services are connected to the property

HEATING - Gas Central Heating

BROADBAND - Ultrafast Fibre to the Property internet available (FTTP)

LISTED BUILDING - No

CONSERVATION AREA - No





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PARKING - Communal Parking

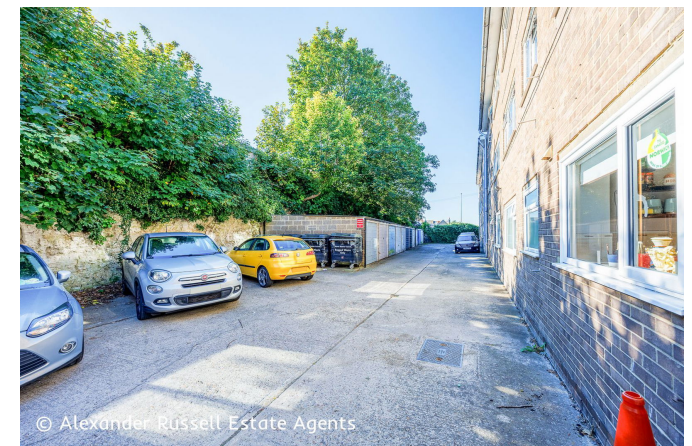
OUTSIDE SPACE - Balcony. Residents Parking

RESTRICTIONS, RIGHTS AND EASEMENTS -

To the best of our knowledge, there are no unusual restrictions that would affect the enjoyment of the property. Standard leasehold covenants may apply. As with all property purchases, we advise confirming this information with your legal representative.

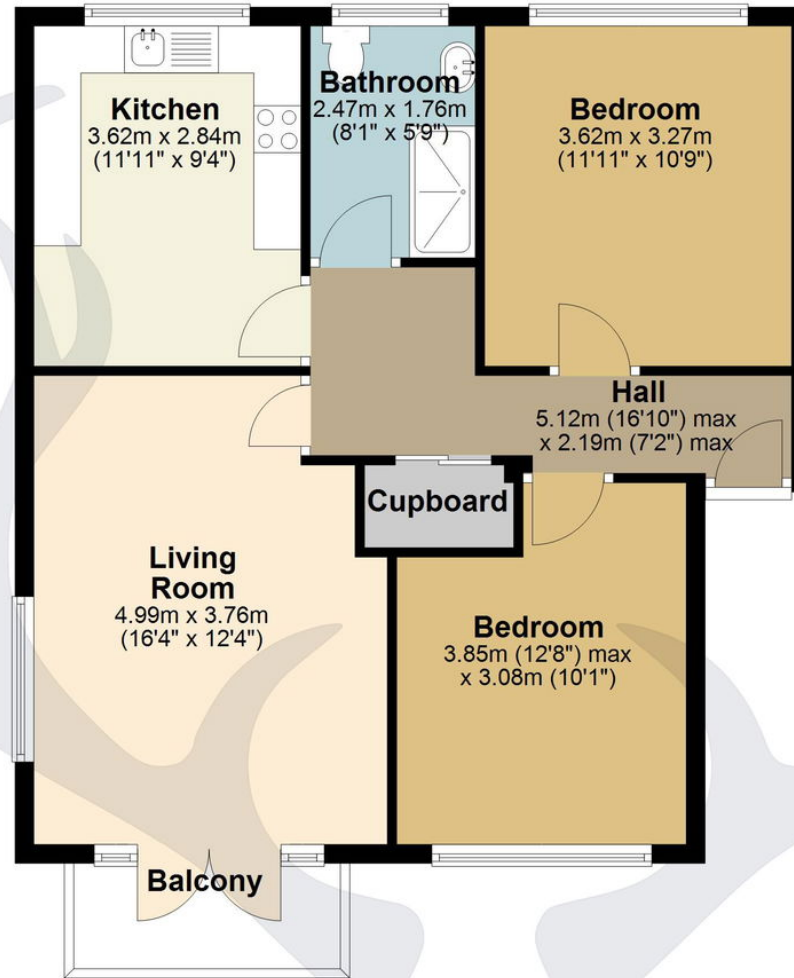
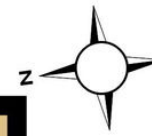
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AGENTS NOTE - *In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*



Second Floor

Approx. 65.9 sq. metres (708.8 sq. feet)



Total area: approx. 65.9 sq. metres (708.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.