



## 2 bed flat to buy in CT11

Harbour Parade, Ramsgate, Kent, CT11  
8LP

**£135,000** Starting Bid

🏠 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ 2 Bedroom Property
- ✓ Family Bathroom
- ✓ Spacious Lounge
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Pattinson Auction are delighted to offer this beautiful property in Harbour Parade, Ramsgate, a flat that boasts its holiday home/let opportunity. The property being in the heart of Ramsgate Marina means you are just a short minutes walk from the beach, restaurants and shops. Here are the key features and details about the property:

Key Features:

2 Double bedroom flat with Sea Views

Investment Opportunity

Own Entrance into the property

Great Balcony off the kitchen to absorb that seaside living

Perfect location, being in the heart of Ramsgate's Marian

Location Highlights – Ramsgate, Kent

Ramsgate is home to the UK's only Royal Harbour, a vibrant marina lined with cafés, restaurants and waterside bars.

Ramsgate Main Sands offers a wide stretch of golden sand beside the harbour, with traditional seaside amusements and a lively promenade.

The town is surrounded by beautiful bays including Western Undercliff, East Cliff and nearby Pegwell Bay, perfect for coastal walks and quieter beach days.

Ramsgate is known for its elegant Georgian and Regency architecture, historic squares and sweeping sea views along the East Cliff.

The famous Ramsgate Tunnels offer guided tours through a vast WWII air-raid shelter network beneath the town.

Cultural highlights include The Grange, the Gothic home designed by Augustus Pugin, and the town's maritime heritage museums.

The harbour front has a thriving food scene, from fresh seafood and independent cafés to lively waterfront dining.

Ramsgate sits on the scenic Viking Coastal Trail, linking the town with Broadstairs and Margate along one of Kent's most picturesque coastlines.

#### Property Details:

Entrance: Via own entrance, up the stairs into the Kitchen

Kitchen: (10.8ft x 5.11ft approx)

Balcony: (21.3ft x 10ft approx)

Lounge: (14.4ft x 14.29ft approx)

Bathroom: (14.07ft x 4.73ft approx)

Bedroom 1: (15.17ft x 7.05ft approx)

Bedroom 2: (15.17ft x 6.94ft approx)

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £275.00

Price: Starting Bid £135,000

Property Type: Flat

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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