



GUILDCREST ESTATES



**Flat 2 2 Millers Hill
Ramsgate CT11 7EZ**

2 2 1 D



GUILDCREST ESTATES

**2 Millers Hill
Ramsgate, CT11 7EZ
Offers over £235,000**

Is contemporary living the style you long for.... then viewing is a must on this first floor apartment !!!

Looking for a desirable apartment located in the heart of Ramsgate, with the mainline train station within walking distance as well as the local amenities. This two double bedroom modern apartment benefits from having security intercom system and lift as well as allocated parking .

This spacious modern apartment has large open plan lounge, kitchen with integrated appliances and hallway providing ample storage cupboards, one of which has the benefit of plumbing for a washing machine and space for a tumble dryer, there are two double bedrooms with fitted wardrobes, one en suite shower room and one jack & Jill full bathroom. This is a very light and airy apartment and viewing is a must .

Viewing by appointment only .

This is a leasehold apartment with 191





years remaining

Service Charge £1415 per annum
Ground Rent £300 per annum
Council Tax B
Water, electric, sewer mains
Fixed wireless broadband



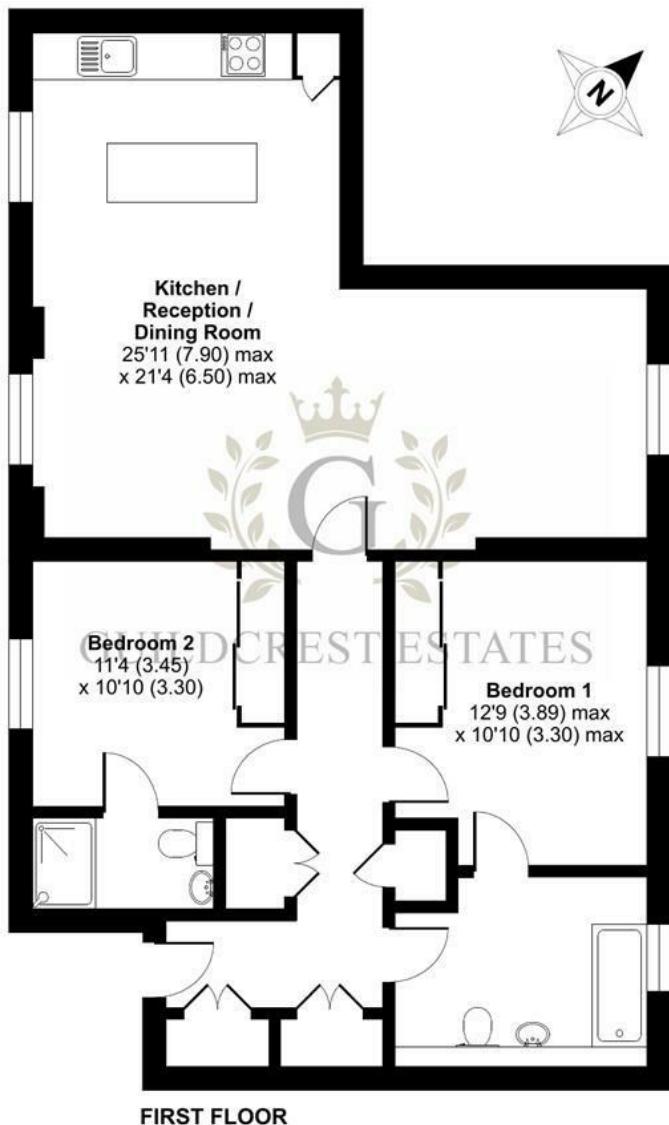
Millers Hill, Ramsgate, CT11

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



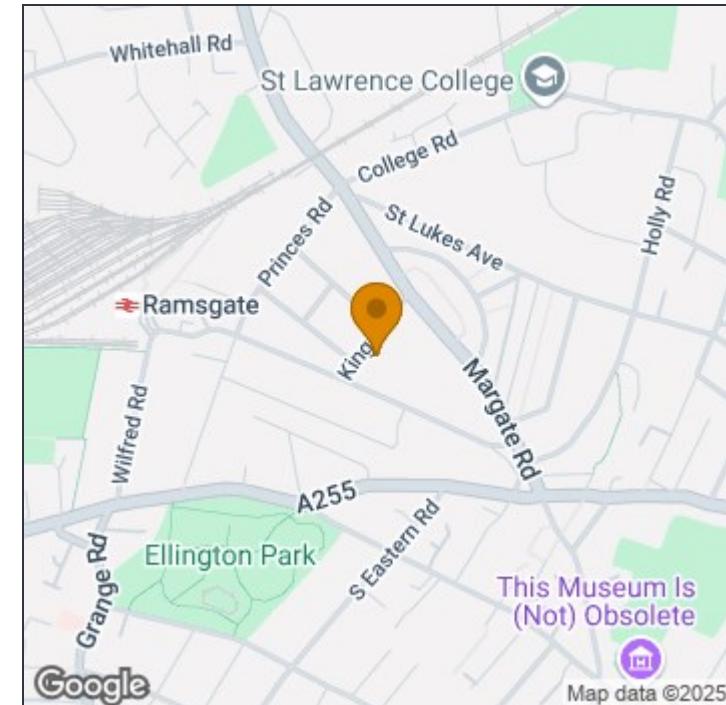
GUILDCREST ESTATES



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
Produced for Guildcrest Estates Ltd. REF: 988218



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Manston

1 The Laurels Manston Business Park, Ramsgate,
Kent, CT12 5NQ
T: 01843 272 200
sales@guildcrestestates.co.uk
<https://www.guildcrestestates.co.uk>