



GUILDCREST ESTATES



3 Saxon Square, Ramsgate CT12 6FL



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Saxon Square, Ramsgate CT12  
6FL

**Offers in excess of £315,000**

Situated in the charming Saxon Square of Ramsgate, this nearly new townhouse offers a perfect blend of modern living and convenience. Built in 2023, the property boasts a contemporary design that is both stylish and functional and offers fitted blinds throughout the house.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the modern kitchen, which comes equipped with integrated appliances, making meal preparation a delight.

This townhouse features three well-proportioned bedrooms, including a large main bedroom on the top floor ideal for a teenager who wants their own space as its large enough to have space for their bed and a lounge area and is complete with an en suite bathroom, providing a private sanctuary for relaxation. The additional two bedrooms are versatile and can be adapted to suit your needs, whether as guest rooms, a home office, or children's rooms.

With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead.





Parking is made easy with a driveway that accommodates approximately two vehicles, a valuable asset in this bustling area.

Moreover, the property is conveniently located close to the Westwood Cross Shopping Centre, offering a variety of shops, restaurants, and amenities just a stone's throw away.

This townhouse is an excellent opportunity for those seeking a modern home in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its thoughtful design and prime location.

Council Tax Band - D  
Service charge - 175 PA  
Freehold  
Mains Water, sewer, electricity, gas with gas central heating  
Fixed wireless broadband



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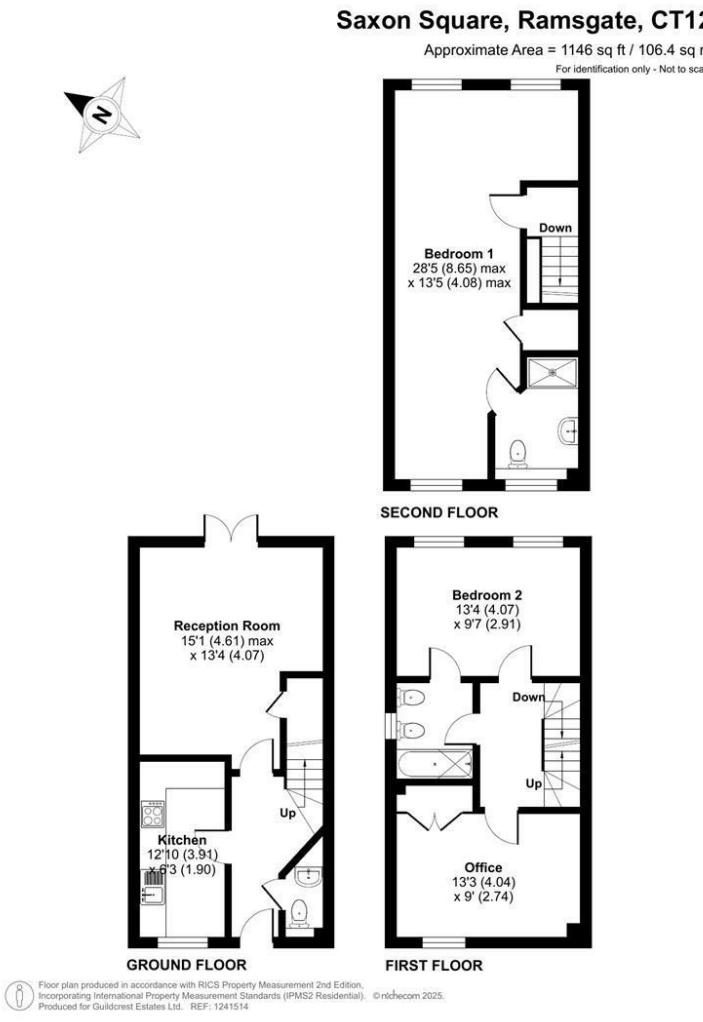
## Key Features

- Nearly new townhouse
- 3 bedrooms
- En Suite to master bedroom
- Modern fitted kitchen with integrated appliances
- Low maintenance garden
- Driveway with parking for approx 2 vehicles
- Close to Westwood Cross shopping center
- MUST BE VIEWED

## Important Information

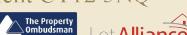
Freehold  
House - Townhouse  
1146.00 sq ft  
Council Tax Band D  
EPC Rating B

£315,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions		85	95
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		
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