



GUILDCREST ESTATES



3 Saxon Square, Ramsgate CT12 6FL



3



2



1

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





GUILDCREST ESTATES

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

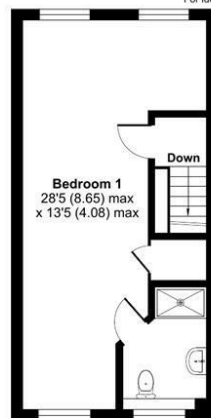
Important Information

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

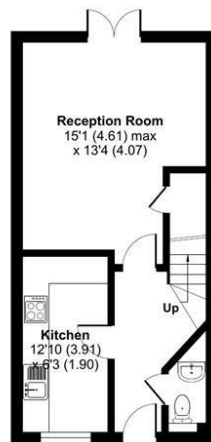
£315,000

Saxon Square, Ramsgate, CT12

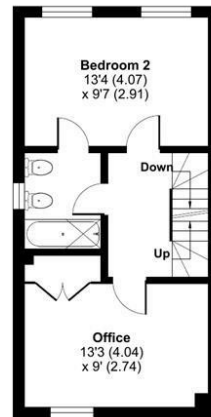
Approximate Area = 1146 sq ft / 106.4 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2025. Produced for Guildcrest Estates Ltd. REF: 1241514



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.