



54 The Queens, Ranelagh Road
Deal, CT14 7BD
Offers in Excess of £750,000

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54 The Queens

Ranelagh Road, Deal

An immaculately presented penthouse apartment of elegant proportions, boasting spectacular sea views.

Situation

A superbly located seafront penthouse which stands in a prominent position close to the town centre with spectacular views over of Deal seafront, pier and the English Channel. The pebble shoreline lies to the front with a well used promenade and cycle path which leads into the town centre and Deal pier whilst the pedestrianised high street has local inns and restaurants along with high street multiples and specialist shops. There is a mainline railway station, with access to the high speed rail link to London St Pancras, from both Deal and Walmer and approximately seven miles to the south lies the harbour town of Dover with connection to the southern motorway network, ferry services to the continent and access to the Channel Tunnel at Folkestone and Ashford International beyond. The cathedral city of Canterbury is approximately 16 miles away and provides a wide range of cultural, sporting and leisure facilities.

The Property

This immaculate penthouse is one of just three apartments that occupy the top floor is this imposing seafront building, boasting direct sea views and elegantly proportioned accommodation with light and space in abundance. From the secure communal entrance No: 54 can be accessed from the staircase as well as a lift that serves just the 5th floor. The generous L-shaped sitting/dining room has a feature focal point fireplace whilst the sleek kitchen is fitted with a range of white gloss units and integrated cooking appliances. Further along the spacious hallway is a fully tiled bathroom and three double bedrooms with the luxuriously proportioned master benefitting from a full ensuite bathroom complete with bidet, corner bath and separate

shower cubicle. This pristine home is double glazed, heated throughout and has ample storage including access to loft storage.

Outside

Access from Ranelagh Road leads to a secure pass key protected underground car park where there is are two designated parking spaces.

Services

Mains electric, water and drainage are understood to be connected to the building. No gas in the building.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure & Maintenance Charges

Leasehold - 299 year Lease from 2012. Maintenance Charge is £5,666 per annum split into two payments due in January and July.

Current Council Tax Band: G

EPC Rating: C

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**

Fifth floor 1525 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Sitting/Dining Room

L-shaped 25' 9" max x 22' 5" max (7.84m x 6.83m)

Kitchen

14' 11" x 9' 1" max (4.54m x 2.77m)

Bedroom Three

12' 1" x 8' 9" (3.68m x 2.66m)

Bathroom

8' 2" x 6' 0" (2.49m x 1.83m)

Bedroom Two

Overall Measurement 15' 6" x 11' 9" (4.72m x 3.58m)

Master Bedroom

22' 5" max x 13' 7" (6.83m x 4.14m)

Ensuite

10' 3" x 5' 11" (3.12m x 1.80m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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