



Flat H Manor House, Ramsgate Road
Sarre, Birchington, CT7 0LE
£285,000

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Flat H Manor House

Ramsgate Road, Sarre, Birchington

A spacious, immaculately presented first floor apartment located within an opulent Grade II listed Manor House with wonderful views over communal landscaped gardens

Situation

The village of Sarre is conveniently located approximately 8 miles to the east of the city of Canterbury. The village has its own pub - The Crown Inn, a Grade I listed 15th century building - and regular bus services that run to the nearby towns of Birchington on Sea, Margate, and the city of Canterbury. Birchington is a large village on the coast between Herne Bay and Margate with a main line train station with regular trains direct to London (approx. 90 minutes), excellent selection of local shops and amenities including a variety of eating and drinking venues plus award winning sandy beaches and astonishing sunsets. Margate is approximately 4 miles away and provides an eclectic mix of old seaside charm with vintage shops and the Turner Gallery overlooking the North Sea. The A28 leads from the centre of Birchington directly to the A299 which merges into the M2 making the access to London and the rest of the country via the motorway system very easy for commuters.

The Property

This stunning apartment retains the character one would expect to find in a Grade II listed Manor House, with wonderfully high ceilings and tall sash windows allowing the rooms to be filled with natural light. The period features blend perfectly with the sympathetic and contemporary up-dates carried out by the current vendors. Access via the main communal entrance hall with stairs leading to the first floor, the accommodation comprises; entrance hall, sitting room, two double bedrooms (one with Juliet balcony), luxurious bathroom suite and modern fitted kitchen with matching white high gloss units with complimentary work surfaces and splashbacks,

Outside

The communal gardens extend to approximately 3 acres and are beautifully landscaped and include a tennis court. There is allocated and visitor parking.

Services

All main services are understood to be connected to the property.

Lease: We are informed the property is held on a lease with 105 years remaining and is currently being extended to 999 years. Each vendor owns a share of the freehold and is a member of 'Sarre Court RTM Company'.

Service Charge - £1,680 pa and includes building insurance.

Local Authority

Thanet District Council, PO Box 9, Margate, Kent, CT9 1XZ.

Current Council Tax Band: D

EPC Rating: E

Agents Note

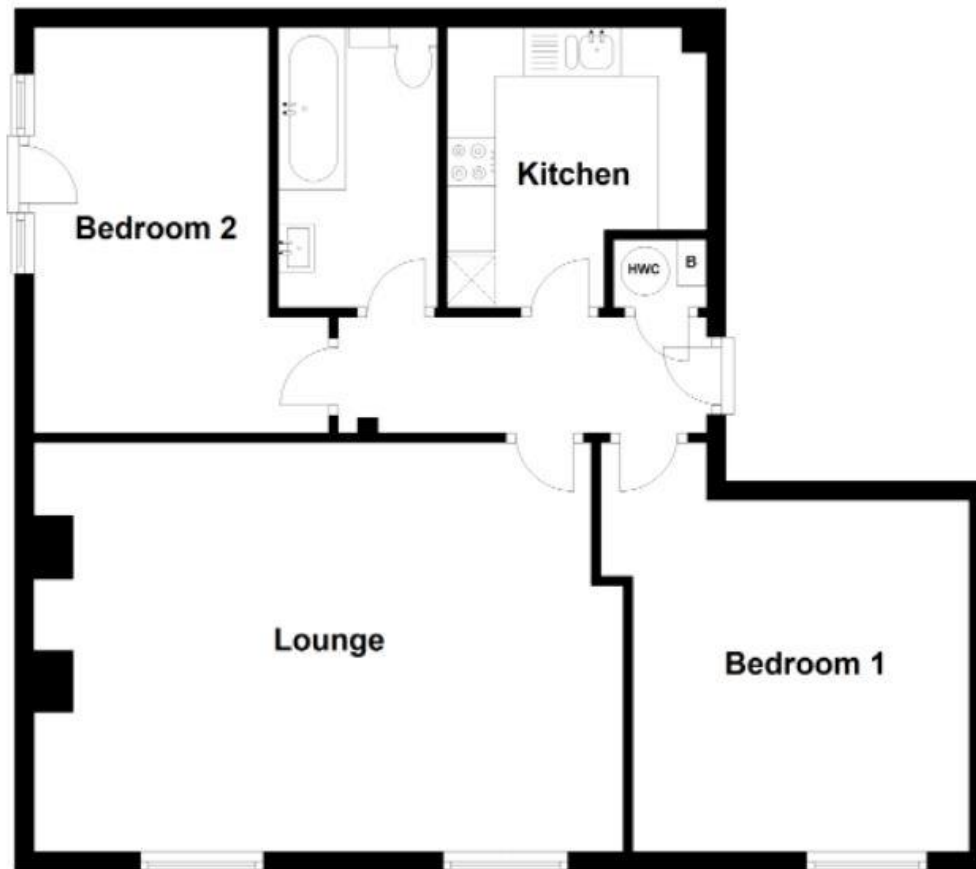
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

First Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



Entrance Hall

Kitchen

8' 9" x 7' 0" (2.66m x 2.13m)

Lounge

20' 8" x 13' 11" (6.29m x 4.24m)

Bedroom One

12' 0" x 11' 7" (3.65m x 3.53m)

Bedroom Two

13' 11" x 8' 1" (4.24m x 2.46m)

Bathroom

9' 6" x 5' 3" (2.89m x 1.60m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
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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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