



Jenkinson realestates

The Queens | Ranelagh Road  
Deal  
Asking Price £325,000



# Leasehold

Energy Performance Rating = D

Third Floor Apartment

Allocated Parking

Offering Two Bedrooms

No Onward Chain Complications

Stunning Sea Views

En-Suite Bathroom

Jenkinson Estates are pleased to offer this spacious third floor apartment situated in the sought after development of The Queens, Ranelagh Road. The Queens is located on the wonderful seafront at Deal and offers the opportunity to live a short walk from the vibrant town centre with all the local amenities. Not only is the property located on the seafront and ideal for walks along the far reaching promenade towards the pier, but also Deal Castle. These apartments make an ideal purchase for anyone looking to downsize into the town as the property does offer nicely proportioned rooms and has secure underground car parking. A genuine alternative to a house, this apartment offers a sitting / dining room, that is approaching 20ft in length with a bay that makes the most of the stunning sea views. The property continues with two bedrooms, the master bedroom is a very nicely proportioned room and offers ample storage and an en-suite bathroom that has a four piece suite. The family bathroom completes the accommodation. A great apartment situated within the very heart of Deal, offering good size well presented accommodation ready to be made the perfect seaside home. All viewings are strictly by appointment and via Jenkinson Estates as the appointed Sole Agent.

Council Tax Band E

Vendor Advises, as of, 05/25;

Lease Length - 299 years from 24th June 1990

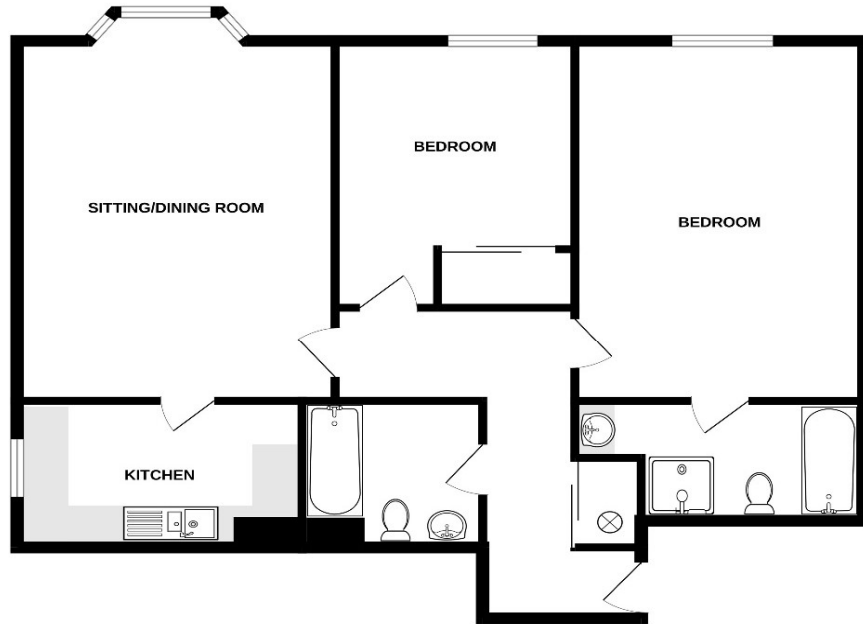
Outgoings - £3,600p/a



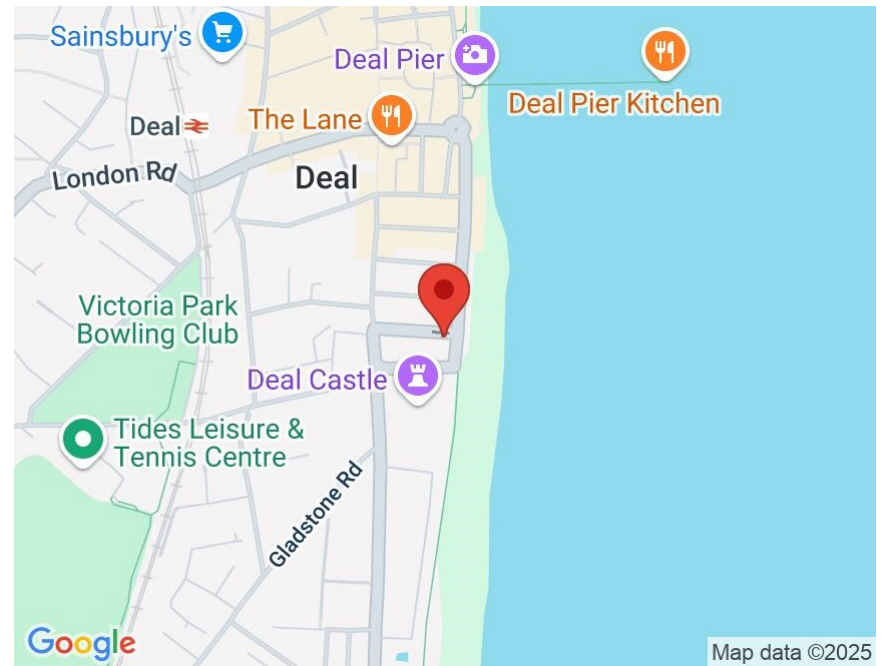




### THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with floorplan 02/25



#### Accommodation

Communal Entrance Hall

Third Floor

Entrance Hall

Sitting / Dining Room

18'5" x 12'3" (5.61m x 3.73m)

Kitchen

10'2" x 6'9" (3.10m x 2.06m)

#### Master Bedroom

15'7" x 10'0" (4.75m x 3.05m)

#### En-Suite Bathroom

10'0" x 5'8" (3.05m x 1.73m)

#### Bedroom Two

12'3" x 8'10" (3.73m x 2.70m)

#### Family Bathroom

7'2" x 6'10" (2.18m x 2.08m)

#### Allocated Parking

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

