



Courtstairs Manor

£650,000

NEW BUILD | Share of Freehold

Discover a captivating coastal haven at Courtstairs Manor, a meticulously restored landmark offering a truly exceptional living experience. Nestled within the scenic Pegwell Bay National Nature Reserve on the esteemed Kent coast, this development showcases a collection of seven distinctive apartments within the main building, accompanied by seven new houses and charming mews.

Each apartment exudes its own unique style and charm, thoughtfully designed to optimize the stunning seascape views. The residences have been constructed to withstand the coastal elements, ensuring a lasting and comfortable coastal lifestyle. Whether as a family home or a weekend retreat, these homes provide an idyllic sanctuary to recharge and unwind.

Apartment six is a remarkable duplex, boasting an expansive floor plan spanning nearly 1470 sq ft. Occupying the first floor of the East Wing, it features two generously proportioned double bedrooms, each with its own en-suite bathroom. The vast open plan living space is filled with natural light, creating a welcoming ambiance. A light-filled vaulted hallway leads to the internal staircase, ascending to the second floor where a third equally spacious double bedroom awaits, offering breathtaking views across the bay towards Deal.

Originally constructed in 1875, Courtstairs Manor has undergone a meticulous restoration process that pays homage to its Gothic architectural heritage. The developers have spared no expense in preserving the manor's timeless elegance, meticulously refurbishing its warm red brickwork and intricate period features. Every window has been carefully crafted from scratch using durable Accoya wood, ensuring longevity in the coastal environment.

Beyond the gated entrance, meticulously manicured grounds surround an enchanting ornate fountain, creating a picturesque setting. The newly designed car park provides two allocated spaces per property, complete with private EV charging points, catering to the needs of modern residents.

The vibrant social scene along the Kent coastline is easily accessible, with an array of trendy coffee shops, gastro pubs, and artisanal eateries. Ramsgate, a lively hub boasting a royal harbour, diverse arts community, and yachting scene, is just a leisurely 15-minute stroll along the esplanade. Along the way, stop by The Boating Pool, a former Victorian lido transformed into a charming spot offering two cafes, live music, and pedalos.

The apartments at Courtstairs Manor are offered with a lease of 999 years, while the houses are sold as freehold properties. Annual ground rent for the apartments is £100, subject to review every 25 years for the first 100 years. The estimated annual service charge for Year One ranges from approximately £1600 to £2000 for the apartments, with an estate charge of approximately £200 for the houses. Service charge reviews are conducted annually.

Embrace a coastal lifestyle of unparalleled beauty and elegance at Courtstairs Manor. This remarkable development seamlessly blends historical grandeur with contemporary luxury, offering a timeless retreat in a coveted location.

Length of lease:

APARTMENTS: 999

HOUSES: N/A Freehold

Annual ground rent:

APARTMENTS: £100 p/a

HOUSES N/A

Ground rent review period:

APARTMENTS: Doubling every 25 years for the first 100 years

HOUSES: N/A

Annual service charge: Estimates for Year One

APARTMENTS: Approximately £1600-£2000 p/a

HOUSES: Estate Charge of Approximately £200 p/a

Service charge review period:

APARTMENTS: Annually

HOUSES: Estate Charge Annually

Council tax band: TBC

Tenure: Share of Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. . Where the property has been extended/converted, planning/building regulation consents. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

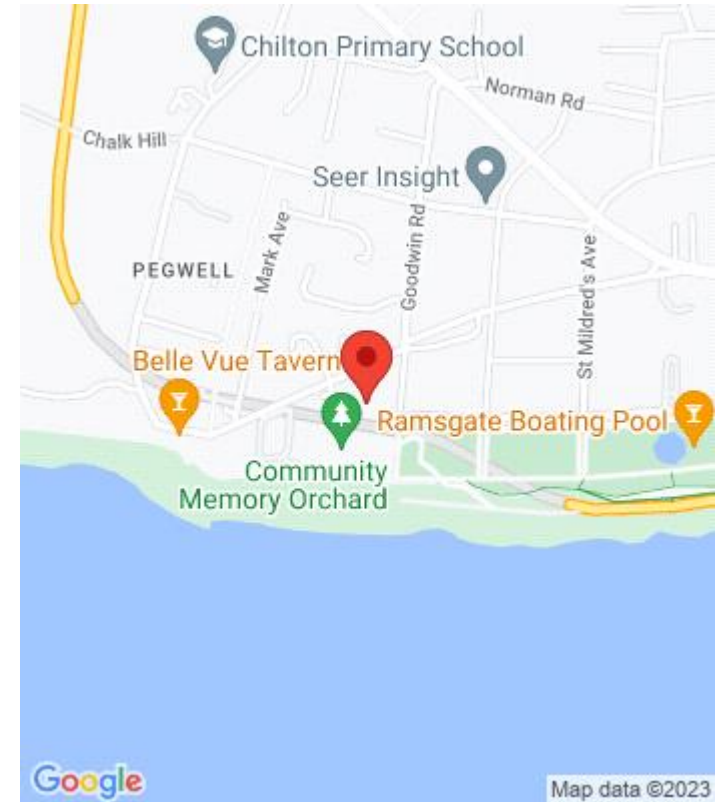
Apartment, 6
Approx. Gross Internal Area 1464 Sq Ft - 136.00 Sq M



Friday 26th August 2022
1 sq m = 10.76 sq feet
Measured according to RICS IPMS2

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	75
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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