

## 5 NELSON CRESCENT

RAMSGATE, CT11 9JF

**£2,150 PER MONTH**

Located just seconds from Ramsgate's seafront on the prestigious Nelson Crescent, this unique and spacious furnished apartment offers high-end coastal living with a rare private leisure space.

This impressive two-bedroom luxury apartment provides approximately 911 sq ft of well-arranged accommodation, combining generous room sizes with stylish finishes throughout. The property is offered fully furnished and ready for immediate occupation, ideal for tenants seeking a distinctive seaside home.

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## THE PROPERTY



The accommodation comprises a substantial living room with log burner, creating a warm and inviting entertaining space, alongside a well-appointed modern kitchen. There are two double bedrooms, both benefitting from ensuite facilities, providing flexibility for sharers or guests.

A standout feature of this apartment is the private pool room, currently set up and used as a gym area. The swimming pool is presently out of service; however, there is the option for it to be reinstated for tenant use, subject to additional contributions towards the increased gas and water consumption.

Externally, the property also benefits from private outside areas, enhancing the lifestyle offering of this rare coastal apartment.

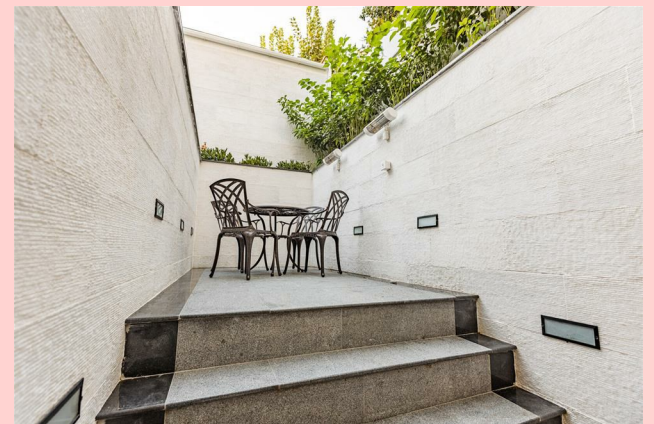
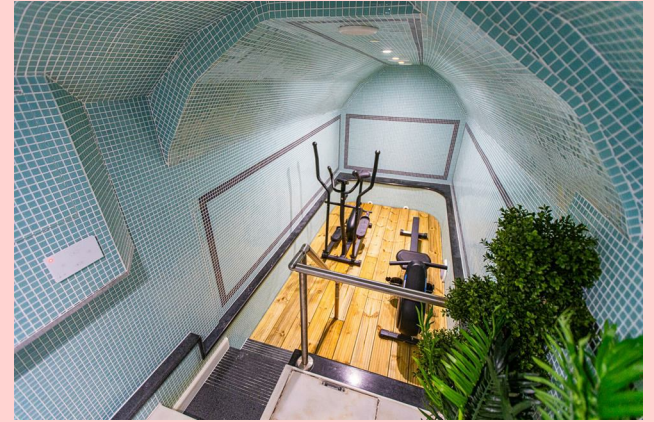
Gas and water are included within the monthly rent, with the tenant only responsible for electricity. Should the swimming pool be brought back into use, additional charges would apply to reflect the higher utility usage.

Positioned moments from the Royal Harbour, beach, local cafés and transport links, this is a truly distinctive rental opportunity in one of Ramsgate's most sought-after addresses.





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

**EPC Rating: C Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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