

# INIGO



## *Royal Crescent*

**SOUTH-EAST ENGLAND**

**£450,000 LEASEHOLD**

This three-bedroom apartment, measuring nearly 2,000 sq ft internally, is positioned on the lower-ground floor of the Grade II-listed Royal Crescent, on Ramsgate's West Cliff. The Georgian building is a landmark on the local coastline; every apartment contained within has been recently restored with a tranquil white palette, oak joinery and handmade ceramic and terracotta tiles. This apartment has direct access to the public lawns outside and is a short walk from the beach and harbour. Trains run from Ramsgate to London St Pancras in just under 90 minutes, making this a wonderful seaside retreat and base from which to explore the historic Kent coast.

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### *Setting the Scene*

Designed by Mary Townley and built in 1826, Royal Crescent occupies a commanding position on Ramsgate's West Cliff and is only a short walk from the town's charming town centre. Directly adjacent is The Grange, designed by Augustus Pugin for himself. Royal Crescent stands as one of the few sea-facing period terraces in the town, and is an elegant example of Regency architecture. Recently renovated under the watchful eye of Fleet Architects, this apartment is one of nine within the crescent that has been sensitively designed to work within the building's elegant period proportions. Fleet's design places an emphasis on volume and light, guided by soaring ceilings, vast internal lightwells and south-facing floor-to-ceiling sash windows that draw in light throughout the day. For more information, please see the History section.

### *The Grand Tour*

From St Augustine's Walk, the building's main door opens to a grand communal entrance hall with monochrome floor tiles and walls painted soft grey. The private entrance to this apartment opens to a generous corridor with oak parquet floors. The apartment has a u-shaped plan, arranged around two interior courtyards. The living room and kitchen, positioned at the front of the plan, both have huge sash windows which draw in coastal light. There is also direct access from these spaces to the lawns outside, from which it is only a short stroll to the seafront.

Bespoke oak-veneer cabinetry, finished with a matching solid oak worktop and brassware, runs along the left-hand wall of the kitchen, while a Carrara quartz slab-topped island at the centre of the room makes a wonderful space for cooking or simply enjoying a morning coffee. The interiors were carefully decorated with a palette of warm neutrals chosen by Fleet to reflect and refract the light, and the finishes throughout are of an extremely high quality, by names such as Flos lighting. The living room lies adjacent to the kitchen, making a seamless arrangement for entertaining guests, preparing dinner and serving drinks.

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There are three bedrooms, all of which look onto the internal lightwells and as such are wonderfully private. The largest has both an external door and a luxurious en suite bathroom with a pair of sinks, separate shower and freestanding bath. There is a family bathroom at the other end of the u-shaped plan, which has honed Alpina marble flooring, brass trims and, of course, lighting by Flos. There is also a discreet utility room at this end of the plan.

### *Out and About*

Ramsgate is swiftly developing quite a cultural scene, with some great swimming spots including West Cliff Beach alongside a variety of independent shops, restaurants and cafés. It is less than a 10-minute walk to the historic harbour for wonderful fresh fish as well as new cafés, including Archive Homestore. A nearby boutique hotel, The Falstaff, runs a locally-beloved coffee shop and deli on Addington Street. This street has a number of independent retailers, including some wonderful antique furniture dealers such as Paraphernalia. Other local favourites include Little Ship, Flavours by Kumar and the Dining Rooms at Albion House, which features stunning sea views. The recently opened Penelope is a brilliant wine bar while Union Café serves as a yoga studio and an excellent spot for lunch. The Modern Boulangerie is known for its freshly-baked bread, while Sorbetto serves authentic Italian ice cream.

It's under an hour's walk along the coast to Broadstairs, which has enjoyed a palpable resurgence in recent years. The town has a thriving community of independent shops and restaurants including the Michelin-starred Stark and renowned seafood spot Wyatt and Jones. The Funicular Coffeehouse is built into the old ticket office of a long-decommissioned clifftop funicular. The old town itself remains a haven of antique shops and cafés and Morelli's ice cream parlour is a wonderfully over-the-top institution on the seafront.

Nearby Margate is also experiencing an exciting period of change, and is home to the internationally renowned Turner Contemporary art gallery along with the recently restored Dreamland amusement park.

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The house's setting on the Kent coastal path means it is possible to walk along the promenade to Margate and beyond or stroll along the endless sandy beaches when the tide is low. Pegwell Nature Reserve is also an excellent place for a relaxing walk. There is plenty to do within the town, including visiting the Victorian tunnel system or going to one of the many art galleries that have opened on the other side of the harbour. Ramsgate Festival of Sound, in late August, turns the town into a buzzing hub.

Ramsgate is well connected to the rest of the area of Thanet by train and road, meaning that the towns of Margate, Deal and Canterbury can all be accessed in under 30 minutes. Royal Crescent is a one-mile walk from Ramsgate station, which runs fast direct services to London St Pancras in approximately 75 minutes. The Eurostar is easily reached at Folkestone.

Tenure: Leasehold Lease Length: approx. 123 years remaining  
Service Charge: approx. £3,242 per annum  
Ground Rent: £250 per annum Council Tax Band: A



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.