



ST. AUGUSTINES ROAD
RAMSGATE

£700 PCM

- Council Tax Band: A
- Feature Fireplace
- Second Floor
- Exquisite Sea-Views
- Short Walk to Town Centre
- Length Of Tenancy: 12 Months

ABOUT

Bright and spacious, one bedroom apartment with beautiful sea views!

Miles & Barr are thrilled to be offering to the market this second floor, one bedroom apartment nestled in Royal Crescent. Accommodation is exceptionally bright and boasts fitted kitchen with roll top work surfaces and inset stainless steel sink with drainer. Adjacent to this is the bathroom with shower attachment to the bath, low level flush W/C and wash hand basin. On the sea facing side of the property you will find the master bedroom alongside the living room with feature fireplace, both of these also benefit from secondary glazing. There is an abundance of storage in the apartment with three cupboards in the hall and a fourth outside adjacent to the front door, where the meters are kept. Stunning Sea Views and gas central heating *Available mid October*

Call Miles & Barr to arrange your viewings now!!!

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(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	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure