



CHAPEL ROAD  
RAMSGATE

PCM £950 PCM



- Council Tax Band: B
- Length of Tenancy: 12 months
- Private Rear Garden
- Walking Distance to ST Lawrence
- Immaculate Two Bedroom House
- Two Reception Room

## 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 1V 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.

## ABOUT

Miles and Barr are pleased to offer to the market this immaculate Two Bedroom House. The previous owner was extremely House Proud! On entry you are welcomed through the hallway into the lounge with bay window and fireplace, through to the dining room with fantastic storage cupboard, step down to the modern, newly fitted kitchen where you have another storage/pantry space and access to the well maintained private rear garden. Rear access to the gated alleyway and an 'ever useful' outside WC. Upstairs you have two good sized double bedrooms with fireplaces and a large bathroom with airing cupboard. \*Available Now\*

Located near St Lawrence primary school, church, Tesco Express and easy access to Thanet Way and minutes from Ramsgate Train Station.  
\*Available NOW\*

## DESCRIPTION

Ground Floor

Lounge 4.04 x 3.75 (13'3" x 12'3")

Dining Room 3.63 x 3.56 (11'10" x 11'8")

Kitchen

First Floor

Bedroom One 1.22m.26.82m x 0.91m.28.04m (4.88 x 3.92)

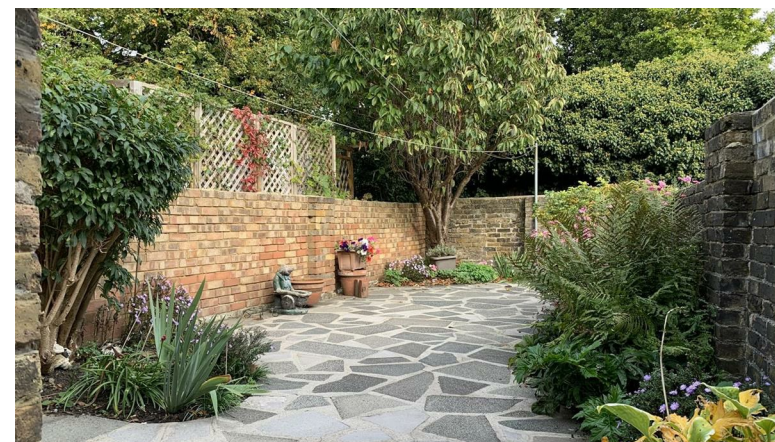
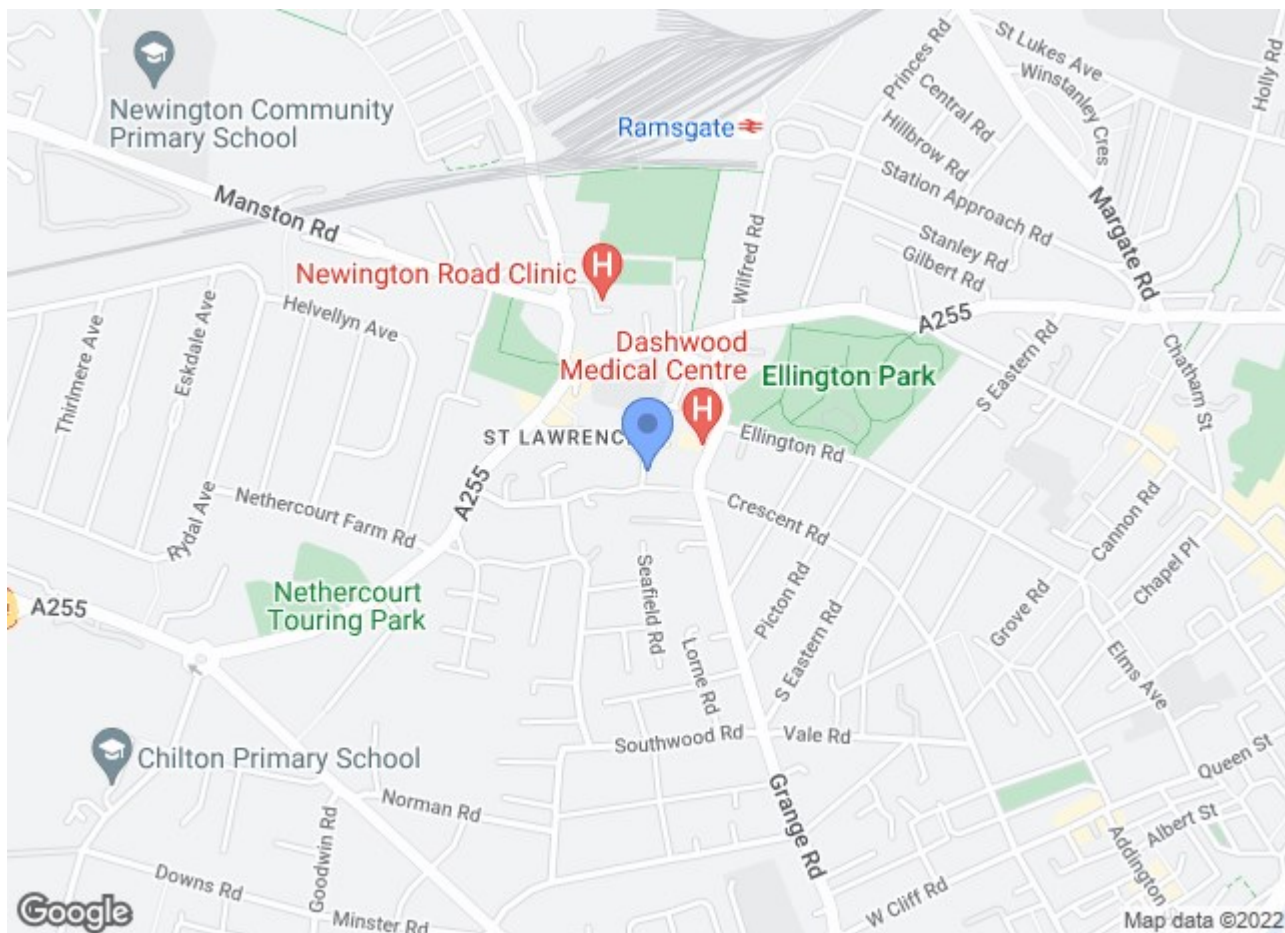
Bedroom Two 2.38 x 2.23 (7'9" x 7'3")

Bathroom 2.95 x 2.01 (9'8" x 6'7")





# CHAPEL ROAD RAMSGATE




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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](http://www.milesandbarr.co.uk/referral-fee-disclosure)