



FLAT 1 46 MARGATE ROAD  
RAMSGATE

£695 PCM

- Two bedroom
- Off street parking

- Ground floor
- Garden

## ABOUT

Miles and Barr are pleased to offer this spacious two bedroom ground floor flat situated in central Ramsgate and benefiting from off street parking, garden, gas central heating and double glazing. Accommodation consists of; Entrance hallway, double bedroom to the front, second double bedroom with French doors opening to the garden, lounge with modern open plan kitchen complete with integrated oven/hob and space for further appliances, access to the enclosed rear garden with a decked area to the side and lawn to the rear. Off street parking is available on the driveway to the front of the property. Working professionals only. Sorry no pets.

## LOCATION

## DESCRIPTION

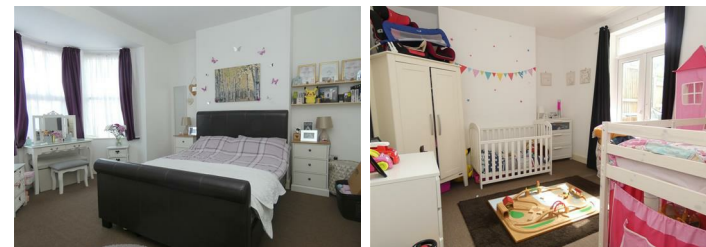


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) 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.