



**FLAT 4 21 ADRIAN SQUARE**  
**WESTGATE-ON-SEA**

**£595 PCM**



- Westgate
- Lounge
- Two Bedrooms
- Kitchen

## ABOUT

FREE ADMIN FEE!! A one bedroom first floor flat with additional space for dressing room/office space located in popular location close to shops, train station and benefiting from entry phone system and electric heating. Accommodation comprises of Lounge, modern fitted kitchen with range of base and wall units with built in oven and hob, and space for appliances. A double bedroom, with additional space for single bedroom/dressing room or office space, and a shower room with shower cubicle, wash basin and w/c. Working tenants only sorry no pets allowed. Council Tax Band A.

## LOCATION



47-49 Queen Street, Ramsgate, Kent, CT11 9EJ

t. 01843 572000 e.

lettingsenquiries@milesandbarr.co.uk



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

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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. 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.