



FLAT 9 1 ARCHWAY ROAD
RAMSGATE

£675 PCM

- Unfurnished
- Walking distance to the beach and town
- Second Floor
- Integrated cooker

ABOUT

Miles and Barr are delighted to bring to the market this newly refurbished one bedroom second floor apartment situated in the heart of Ramsgate and within walking distance to Ramsgate's Royal Harbour. The property boasts one double bedroom, a bathroom with shower attachment over the bath an open plan lounge/diner with integrated cooker/hob and space for appliances. Each apartment also has access to a communal roof terrace, bin store and cycle store area. This property is available immediately. Call Miles & Barr to arrange your viewing today!

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 11 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.

DESCRIPTION

Entrance Hall

Bathroom

Bedroom 20'02 x 9'02 (6.15m x 2.79m)

Kitchen/ Diner/ Lounge 28'08 x 9'05 (8.74m x 2.87m)



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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	78	78
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.