



8 QUEENSBIDGE DRIVE  
RAMSGATE

£995 PCM

- New Build
- Ground Floor

- High Spec
- Walking Distance To The Seafront

## ABOUT

LIVE STREAM THURSDAY 1ST APRIL AT 11:30 AM.  
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Miles & Barr are delighted to bring to the market this brand new two bedroom ground floor apartment situated in the heart of Ramsgate and within walking distance to the Royal Harbour and train station with high speed links back into London. The property boasts an entrance hallway with storage cupboard, an open plan lounge/kitchen with fully integrated appliances and Juliette balcony, two double bedrooms and a high spec bathroom with a shower attachment over the bath as well as a built in TV. This property is waiting to be occupied by the first ever tenant and is available from 30th April! Call Miles & Barr today!

## LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits from 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.

## DESCRIPTION

Lounge Area 11'1" x 9'10" (3.38 x 3.02)

Kitchen 14'0" x 6'1" (4.28 x 1.87)

Bedroom One 11'1" x 8'8" (3.38 x 2.65)

Bedroom Two 10'5" x 8'5" (3.18 x 2.59)

Bathroom 6'8" x 5'11" (2.05 x 1.82)



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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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		

