



EDITH ROAD
RAMSGATE

£875 PCM

- Council Tax Band: A
- Communal Gardens
- Purpose Built One Bedroom Apartment
- Ground Floor
- Allocated Parking
- Length of Tenancy - 12 Months

ABOUT

Miles and Barr are pleased to offer to the Lettings market this well-presented one bedroom apartment in a purpose-built block located on the ground floor of Minster Lodge, to be found along the Edith Road, on the West Cliff of Ramsgate. Internally the accommodation is comprised of large light lounge, good sized double bedroom, spacious fitted kitchen, and modern bathroom, external store cupboard, well-kept communal gardens with washing line and allocate parking. Guests can access via secure entry phone. The current owner is proud to highlight that the grounds are kept immaculately and are high security. The location is perfect for walking access to a multitude of local amenities which includes but is not limited to, primary and secondary schools, convenience stores public transport and Ramsgate Train Station with its high speed links to London St Pancras. *Available NOW*

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 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.



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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		
		EU Directive 2002/91/EC

