



WINTERSTOKE WAY
RAMSGATE

£1,200 PCM

- Council Tax Band: C
- Driveway and Parking for Two Cars
- Broadstairs Boarders
- Length Of Tenancy: 6 Months
- Open Plan Living
- Downstairs WC
- Fully Renovated

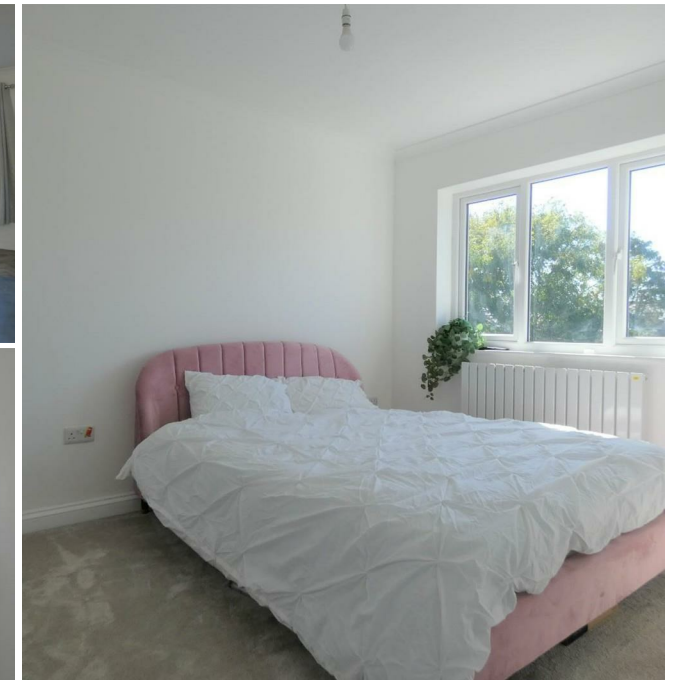
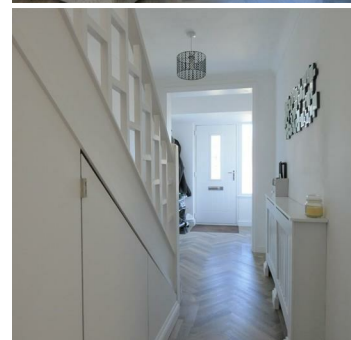
ABOUT

Miles and Barr are delighted to offer this fully renovated, spacious three bedroom semi detached house. This property has been completely renovated and consists of an open plan kitchen/diner/living room and WC on the ground floor. Upstairs two double bedroom, one with walk in wardrobe, single bedroom/office and wet room which includes underfloor heating, roll top bath and rainfall shower. Benefiting from a private garden with brand new shed at the rear and driveway for two cars at the front of the property. Offered to the market fully furnished.

Located minutes from King George VI Park, the 38 bus is also conveniently available at the end of the road, giving easy access to the wider Thanet area, a doctors surgery and chemists is also within very easy walking distance, as is the seafront with superb coastal walks to Broadstairs via Dumpton Gap or a wander East down to Ramsgate's Royal Harbour. ** 6 months let **

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 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	