



**RAMSGATE ROAD**  
**MARGATE**

**£1,200 PCM**



- Council Tax Band: B
- Sought After Location
- Separate Dining Room
- Three Bedroom
- Mid-Terrace
- Close to Margate Station
- Walking distance to QEQM
- Length Of Tenancy: 12 Months

## ABOUT

Miles and Barr are delighted to bring to the market this three bedroom family home minutes walk to Hartsdown Park and QEQM Hospital. The accommodation comprises of a lounge, separate dining room and kitchen downstairs. Upstairs two double bedrooms, single bedroom/office and family bathroom. Benefitting from your own private gardens which is west facing.

## LOCATION

Margate is a fantastic seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is excellent, it holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast Rail links into London and of course not forgetting the stunning sandy beaches and sparkling bays. You are within a 10 minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	69
(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	



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)