



1 SPENCER WALK  
RAMSGATE

£595 PCM



- Luxury Studio Apartment
- Own Entrance
- No Pets

- Solid Wood Floors
- Close to the Town and Seafront

## ABOUT

UNIQUE, BRIGHT AND CONVENIENTLY LOCATED!! Miles and Barr are delighted to offer this 'one off' opportunity to the market. Located just off Townley Street in Ramsgate, and boasting its own separate entrance, this small but perfectly formed studio apartment has been lovingly renovated and is presented a standard that is seldom seen. With its oak floors, bright & airy feel, luxury kitchen and bathroom this studio would make a lovely home beside the sea! Sorry - no Pets.

## 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.

## DESCRIPTION

Reception Room One

Refuse Store

Kitchen

Entrance

Bathroom

Lounge/Bedroom

Bedroom



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

t. 01843 572000 e. [lettingsenquiries@milesandbarr.co.uk](mailto:lettingsenquiries@milesandbarr.co.uk)



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		



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.