



35 READING STREET
BROADSTAIRS

£1,050 PCM

- Three Double Bedrooms
- Double Glazing
- Summer House
- Two Reception Rooms

ABOUT

Miles and Barr are delighted to bring to the market this three double bedroom family home, situated in a lovely quiet road in sought after location. The property comprises of a spacious living room, a separate dining room, modern fitted kitchen with integrated cooker/hob and room for other appliances, leading to a stunning rear garden with summer house and a cellar. Upstairs comprises of three double bedrooms and family bathroom with shower attachment over the bath. Further benefits include, double glazing and gas central heating. Working professionals only. Sorry no pets.

LOCATION



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) A	B		
(81-91) C	D		
(69-80) E	F	48	51
(55-68) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F	48	45
(55-68) G			
Not environmentally friendly - higher CO ₂ emissions			
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