



**FLAT 1 15 RAMSGATE ROAD**  
**BROADSTAIRS**

**£700 PCM**



- Well presented throughout
- Separate Shower
- No Pets

- One Double Bedroom
- Own Entrance

## ABOUT

WELL PRESENTED THROUGHOUT! Miles and Barr are delighted to bring to the market this, spacious one bedroom flat, situated in central Broadstairs. The property comprises of a large double bedroom, bathroom with a bath and separate shower, and a good sized open plan kitchen/living room, with space for appliances. The property is modern throughout with double glazing, electric heating and benefiting from your own entrance, with porch. Sorry no pets. All applicants must have a guarantor.

## LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

## DESCRIPTION

Lower ground Floor

Lounge/kitchen/diner 19'8" x 16'8" (6 x 5.1)

Bedroom 15'1" x 11'5" (4.6 x 3.5)

Bathroom 9'6" x 5'10" (2.9 x 1.8)



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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		
<b>England &amp; Wales</b>		

EU Directive  
2002/91/EC

