

WINSTANLEY CRESCENT  
RAMSGATE

£1,200 PCM



- Council Tax Band: B
- Three Bedrooms
- Length of Tenancy: 12 Months
- Ramsgate
- Garden
- Off Street Parking

## ABOUT

Miles and Barr are pleased to offer this three bedroom home to the Lettings market. The landlord has painstakingly refurbished and redesigned this property to be able use the house to its full potential. On approach the property is set back with a little pebbled garden to the front, the hallway leads you through to a double reception, galley kitchen and access to the rear garden which has been landscaped to incorporate 'off street parking' and your own private fenced area to enjoy the British Summer, ever outside useful storage available too! Upstairs are two double bedrooms, single bedroom, and a brand new, modern compact bathroom. The property has been painted and decorated to a high standard with new carpets and newly installed windows throughout.

Located in Winstanley Crescent, Ramsgate. This property is within easy reach of the sea front and Royal Harbour, great schools at all levels, plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs. \*Available Now\*

## 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 IV 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) <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

