



PLOT 10 / FLAT 7, 4 CHATHAM PLACE
RAMSGATE

£230,000

- Brand New Development
- 1, 2 & 3 Bed Homes
- 6 Year Warranty
- Quirky Modern Living
- Central Location
- Charming Grade II Listed Building
- Integrated Kitchen Appliances
- Cast Iron Radiators
- High Quality Finish Throughout
- Close to Ramsgate Harbour

ABOUT

NO.10 - PLOT OF THE MONTH

Reserve for £500 for August Only!

DISTANT SEA VIEWS...

Part Exchange Service Now Available...

Ready for Occupation...

*** PLOT 10 / FLAT 7, 4 - FEATURES ***

2 bed maisonette, arranged over the second and third floors with 2 bathrooms.

The penthouse sits in the spacious eaves, it has distant sea views from lounge and kitchen and two double bedrooms.

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.

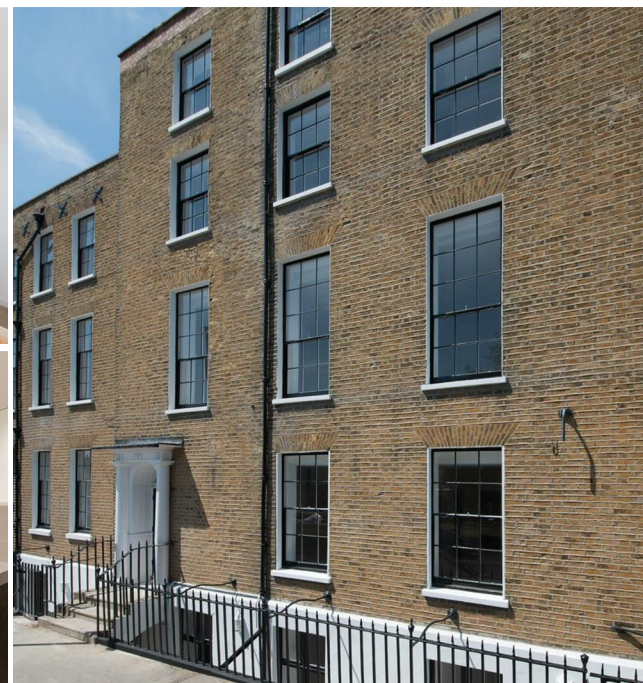
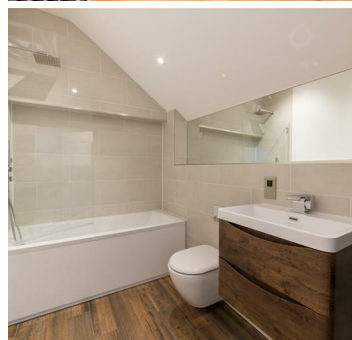
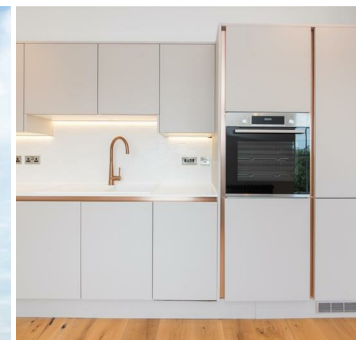
The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras in just 76 minutes from Ramsgate Train Station which is a short walk away, making a commute for many a viable option.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) 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 phase) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) 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