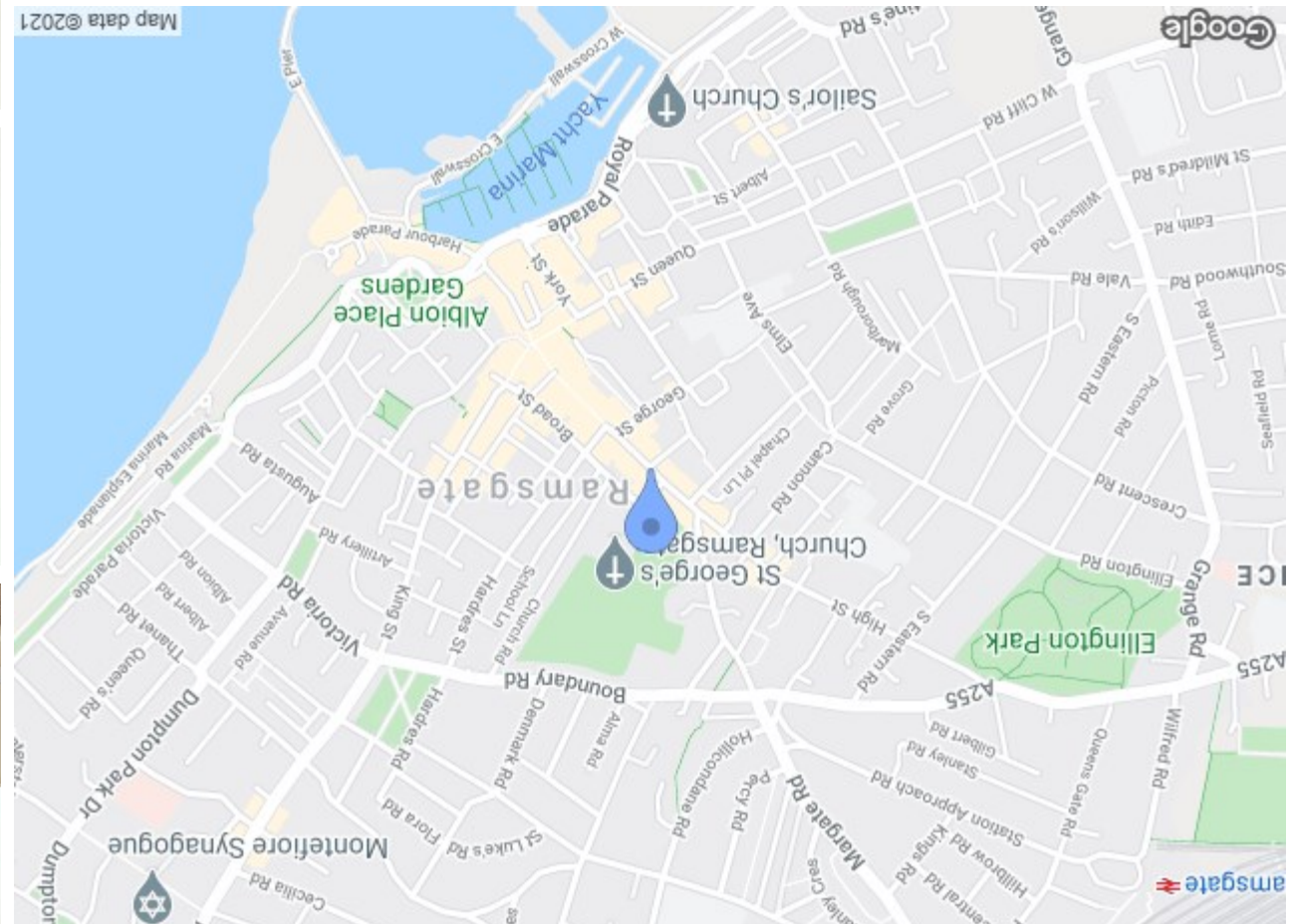


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Average	E (45-54)
Below average	F (21-30)
Very energy inefficient - higher running costs	G (1-20)
Current	71
Possible	79



**2 151 HIGH STREET**  
**RAMSGATE**



**2 151 HIGH STREET**  
**RAMSGATE**  
**£125,000**



- Two bedrooms
- Long lease
- No onward chain
- Close to town
- Close to station

## ABOUT

### CASH PURCHASERS ONLY

Miles and Barr are delighted to offer to the market this two bedroom first floor flat located close to town and Ramsgate's mainline train station. The property boasts an entrance hall, lounge / diner, kitchen, two bedrooms and bathroom. The property is also being offered with no onward chain also. Please call us on 01843 570500 to arrange your viewing.

## 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.

## DESCRIPTION

Entrance hall

Lounge / diner 21 x 10'7 (6.40m x 3.23m)

Kitchen 8'7 x 6'7 (2.62m x 2.01m)

Bedroom 10'9 x 12'4 (3.28m x 3.76m)

Bedroom 10'8 x 8'3 (3.25m x 2.51m)

Bathroom

