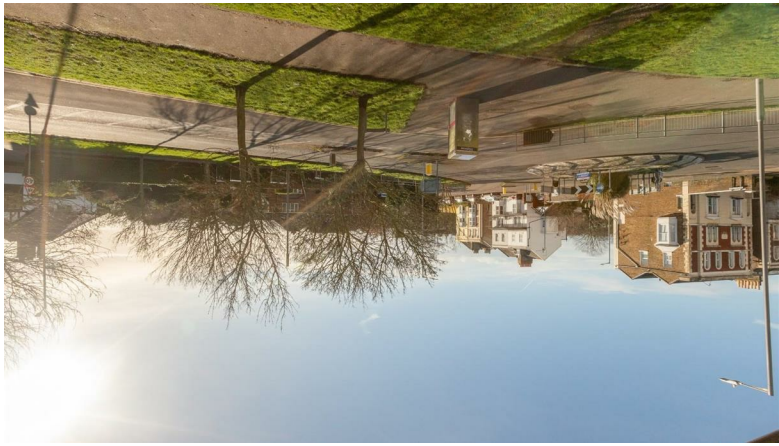
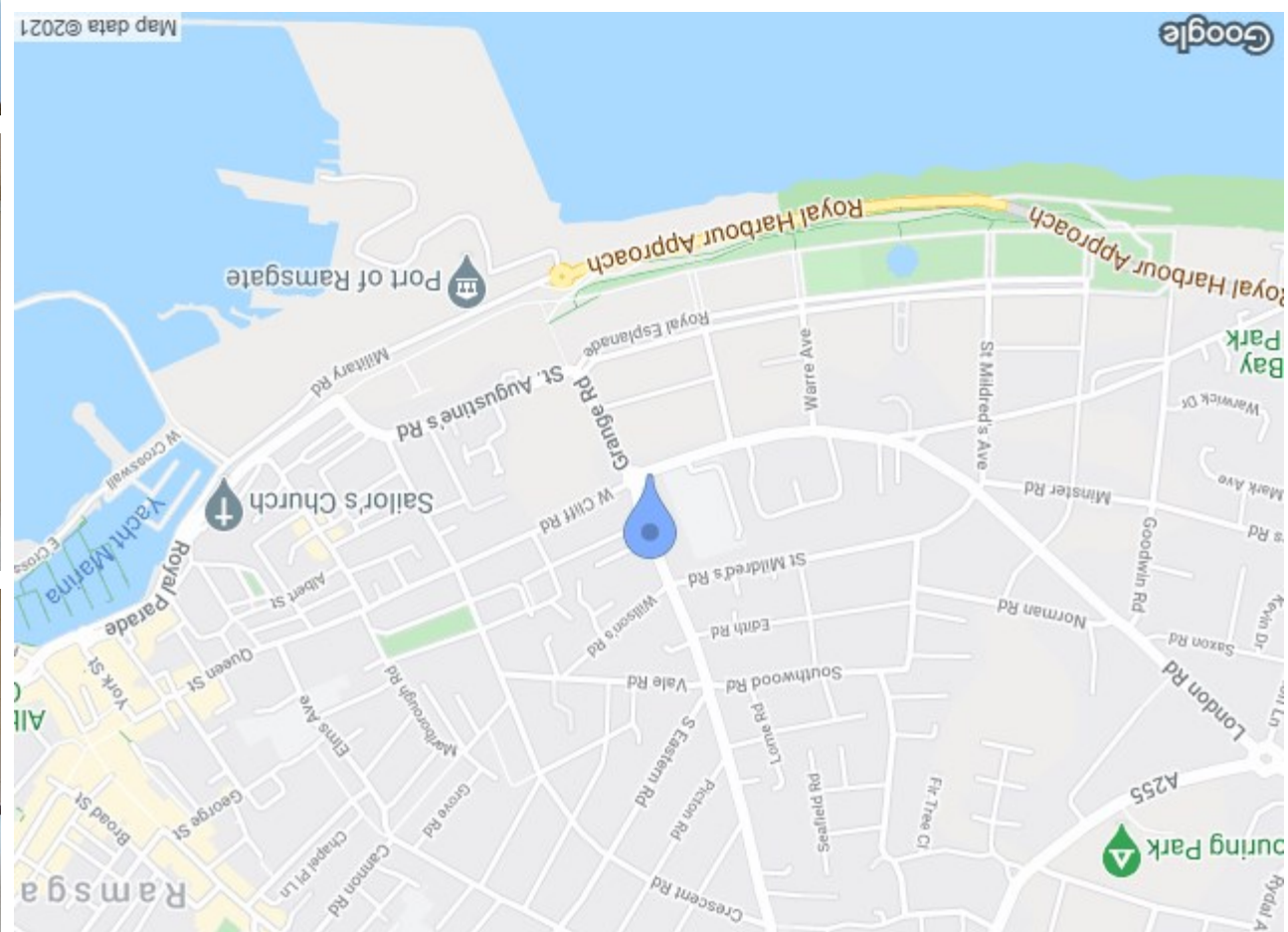


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to 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)



| Energy Efficiency Rating |   |
|--------------------------|---|
| Current                  | Possible                                    |
| G                        | Very energy efficient - lower running costs |
|                          | (92 plus)                                   |
| A                        | Very energy efficient - lower running costs |
|                          | (81-91)                                     |
| B                        | Very energy efficient - lower running costs |
|                          | (69-80)                                     |
| C                        | Very energy efficient - lower running costs |
|                          | (55-68)                                     |
| D                        | Very energy efficient - lower running costs |
|                          | (45-54)                                     |
| E                        | Very energy efficient - lower running costs |
|                          | (35-44)                                     |
| F                        | Very energy efficient - lower running costs |
|                          | (21-34)                                     |
| G                        | Very energy efficient - lower running costs |
|                          | (1-20)                                      |
| EU Directive 2002/91/EC  |   |



## FLAT 4 GRANGE COURT GRANGE ROAD RAMSGATE



51 Queen Street, Ramsgate, Kent, CT11 9EJ  
t 01843 570500 e [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)

**miles & barr**  
YOUR PROPERTY AGENT



## FLAT 4 GRANGE COURT GRANGE ROAD RAMSGATE

£160,000



- No forward chain
- Two bedroom first floor apartment
- Balcony
- Shower room
- Close to local amenities including Waitrose, Co-Op, Ramsgate high street and cliff to walks
- Garage

## 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.

## ABOUT

CALLING ALL CASH BUYERS...

Miles & Barr are delighted to bring to the market this often sought but seldom found, two bedroom, first floor, purpose build apartment in the highly desirable Grange Court.

Accommodation is exceptionally spacious and well thought out with staircase as you enter your own front door, leading up to the landing. The landing is very spacious and light, with doors leading into the two double bedrooms. The shower room is opposite one of the bedrooms. Towards the opposite end of the hall you will find the generous sized kitchen with fitted floor and wall units, along with integrated double oven, four ring gas hob and stainless steel sink with drainer alongside. To the front of the apartment is the lounge which benefits from the morning sun and distant sea views in the winter months from the balcony.

Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

## DESCRIPTION

Entrance

Dining Room/Bedroom Two 10'00 x 9'10 (3.05m x 3.00m)

Bedroom One 14'00 x 9'02 (4.27m x 2.79m)

Shower Room 6'09 x 6'05 (2.06m x 1.96m)

Lounge 16'01 x 12'05 (4.90m x 3.78m)

Kitchen 9'11 x 9'02 (3.02m x 2.79m)

