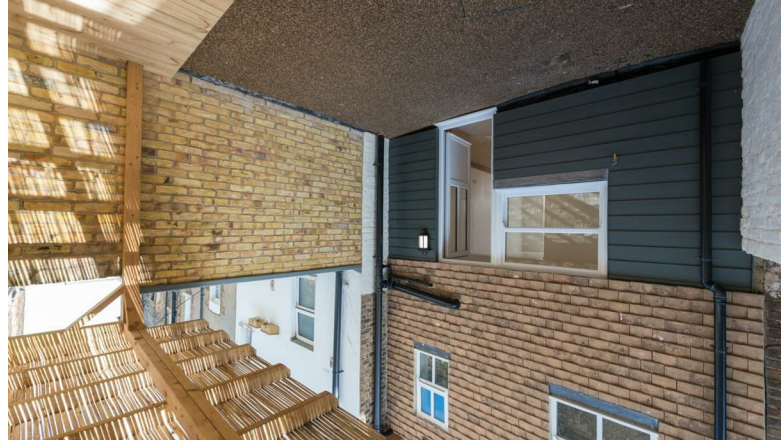


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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

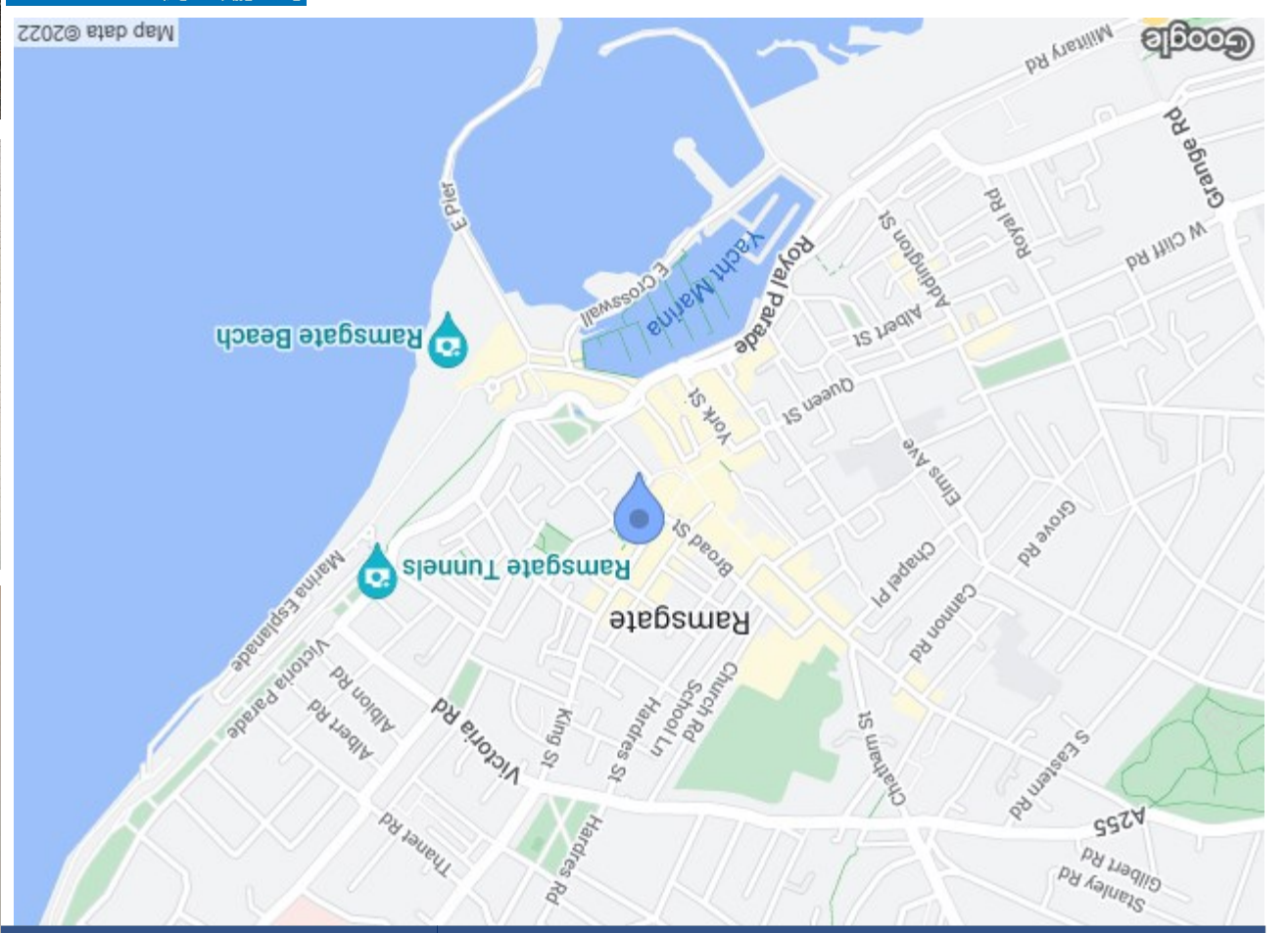
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 Relocation PLATINUM MEMBER
 The Property Ombudsman

51 Queen Street, Ramsgate, Kent, CT11 9EJ
 01843 570500 e.ramsgate@milesandbarr.co.uk

miles & barr
 ...valuing people, not just property



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (82 plus)
Energy efficient	B (81-81.9)
Decent	C (80-80.9)
Below average	D (75-79.9)
Average	E (70-74.9)
Below average	F (65-69.9)
Very poor energy efficiency - higher running costs	G (64 and below)



ABBOTS HILL RAMSGATE



miles & barr

**ABBOTS HILL
 RAMSGATE**

£354,995

- Council Tax Band: A
- No Forward Chain
- Newly Refurbished
- Master Bedroom With En Suite
- Court Yard Garden
- Double Glazing
- Central Heating
- Three Bedroom Family Home

ABOUT

NO FORWARD CHAIN - IDEAL FIRST FAMILY HOME
- NEWLY REFURBISHED - MUST VIEW PROPERTY

This property has been decorated to a high standard by the current owner and has lots on offer including spacious living accommodation comprising of lounge and dining room on the ground floor, the lower ground floor has a newly fitted kitchen, the first floor has two bedrooms and a shower room and the on the second floor there is the master bedroom and an en suite shower room.

The property is finished to a high standard by the current owner has been refurbished through out, there is also a court yard garden with a patio area and decking area.

To arrange an appointment to view call the Ramsgate office of Miles and Barr 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.

DESCRIPTION

Lower Ground Floor

Kitchen 12'5 x 12'2 (3.78m x 3.71m)

Lounge 12'5 x 12'5 (3.78m x 3.78m)

Dining Room 12'7 x 6'11 (3.84m x 2.11m)

First Floor

Bedroom Two 12'7 x 9'7 (3.84m x 2.92m)

Bedroom Three / Study 7'2 x 6'8 (2.18m x 2.03m)

Shower Room 6'9 x 5'5 (2.06m x 1.65m)

Second Floor

Bedroom One 18'6 x 12'3 (5.64m x 3.73m)

En Suite 6'0 x 5'0 (1.83m x 1.52m)

External

Rear Garden

