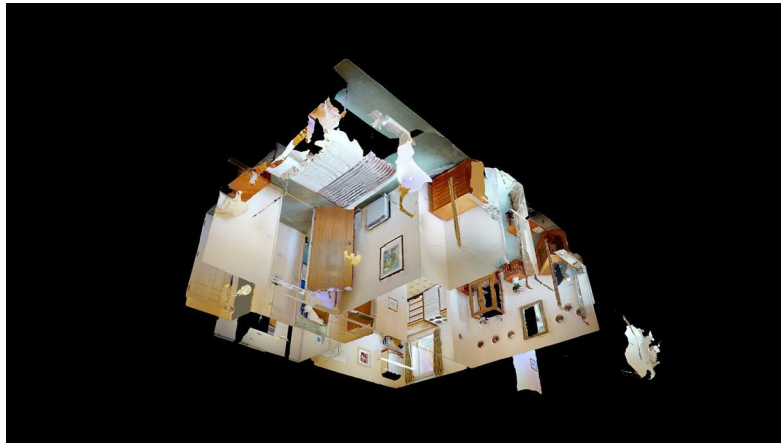


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus)	
A	
(81-91)	
B	
(69-80)	
C	
(55-68)	
D	
(45-54)	
E	
(35-44)	
F	
(21-34)	
G	
(1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



## FLAT 12 MINERVA HOUSE HIGH STREET RAMSGATE



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

**miles & barr**  
YOUR PROPERTY AGENT



## FLAT 12 MINERVA HOUSE HIGH STREET RAMSGATE

£55,000



- Retirement Flat
- Shared Ownership
- Long Lease
- Popular Location
- Balcony
- Lift Access

### 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 1V 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 11 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

#### CHAIN FREE SHARED OWNERSHIP RETIREMENT FLAT

This super purpose-built one bedroom apartment with warden assistance on site, communal lounge & communal laundry room for over 55's only. The property also has the benefit of a guest suite which can be booked for anyone wishing to visit and stay the night.

The apartment, which is on the fourth floor and benefits from lift and street-level bridge access, comprises entrance hall, a fitted kitchen and a shower room (both of which were replaced in March 2015). The lounge comes off of the kitchen and there is a double bedroom. There are parking facilities, which are on a first-come, first-served basis. The flat offers easy living within a lovely secure block in the heart of Ramsgate close to the town, local supermarkets, bus stops and Ramsgate's train station.

To view please call sole agents Miles and Barr!!

### DESCRIPTION

Fourth Floor

Entrance Hall

Bedroom 11'09" x 10'10" (3.58m x 3.30m)

Wet Room 7'05" x 4'11" (2.26m x 1.50m)

Lounge 14'00" x 10'10" (4.27m x 3.30m)

Kitchen 10'03" x 8'02" (3.12m x 2.49m)

