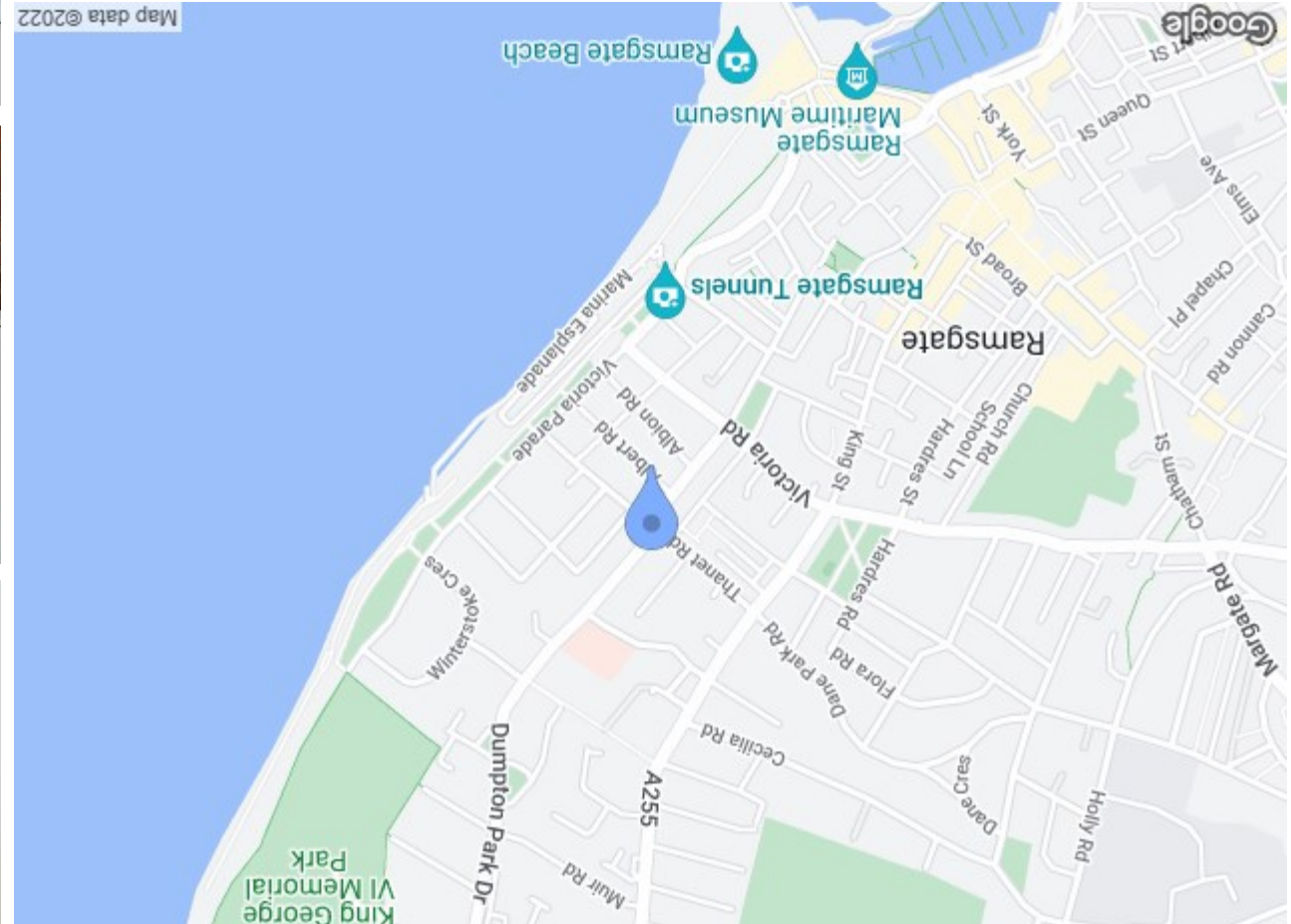
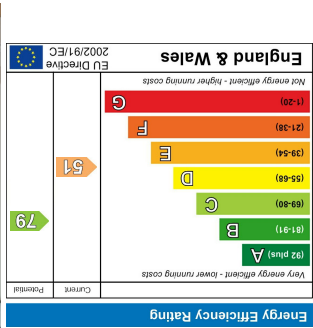


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



ALBERT ROAD RAMSGATE



ALBERT ROAD  
RAMSGATE

£440,000

noea  
propertymark  
PROTECTED

oria  
propertymark  
PROTECTED

Relocation  
PLATINUM MEMBER  
2020/2021  
open network

The Property  
Ombudsman

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



- Council Tax Band: A
- Two apartments currently tenanted
- Central Ramsgate
- Victoria house split into three apartments
- Close to clifftop walks

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

Miles & Barr are delighted to offer the market this fabulous investment opportunity to acquire a wonderful Victorian house split into three separate apartments.

The ground floor is a one bedroom garden apartment with separate lounge/diner and kitchen along with access to the basement and bathroom. The first floor is a one bedroom apartment with bathroom along with separate lounge and kitchen. The third apartment arranged over the top two floors boasts two bedrooms, bathroom and a large kitchen/living area to the front of the property.

DESCRIPTION

Entrance

Ground Floor

Lounge 16'0 x 12'10 (4.88m x 3.91m)

Kitchen 11'6 x 8'4 (3.51m x 2.54m)

Bedroom 12'4 x 10'8 (3.76m x 3.25m)

Bathroom 8'4 x 6'10 (2.54m x 2.08m)

First Floor

Kitchen 8'4 x 6'8 (2.54m x 2.03m)

Lounge 12'3 x 10'8 (3.73m x 3.25m)

Bedroom 16'0 x 10'4 (4.88m x 3.15m)

Bedroom 8'10 x 6'1 (2.69m x 1.85m)

Bathroom 8'4 x 4'11 (2.54m x 1.50m)

Second Floor

Lounge/Kitchen/Diner 16'4 x 16'2 (4.98m x 4.93m)

Bedroom 12'7 x 12'1 (3.84m x 3.68m)

Bathroom 8'10 x 8'5 (2.69m x 2.57m)

Bedroom 12'3 x 10'8 (3.73m x 3.25m)

