

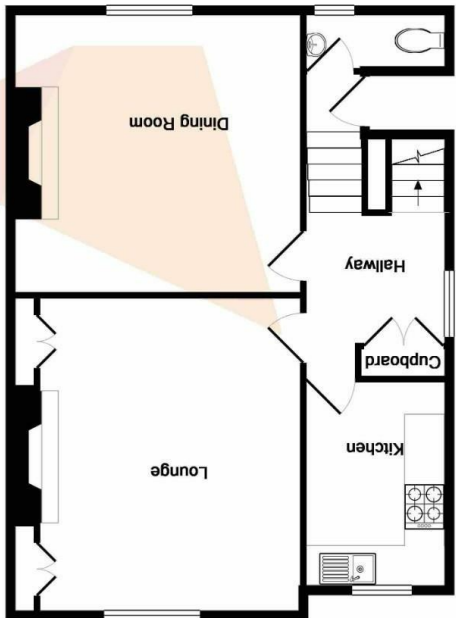
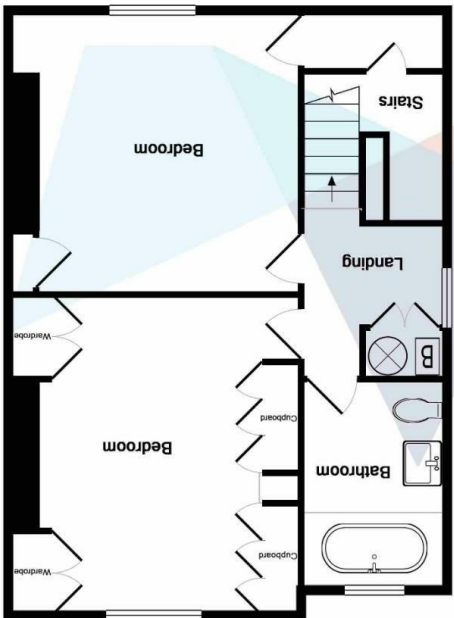
www.milesandbarr.co.uk/referral-fee-disclosure

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:



Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
57	71

1ST FLOOR  
APPROX. FLOOR AREA 116.5 SQ.M. (1254 SQ.FT.)  
AREA 57.8 SQ.M. (622 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 116.5 SQ.M. (1254 SQ.FT.)  
Made with Metropix ©2019



GROUND FLOOR  
APPROX. FLOOR  
AREA 58.8 SQ.M.  
(632 SQ.FT.)

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

51 Queen Street, Ramsgate, Kent, CT11 9EJ

01843 570500 e: ramsgate@milesandbarr.co.uk



16B VALE SQUARE  
RAMSGATE

£399,995

- Luxury Upper Maisonette
- Close to the Royal Harbour
- Two bedrooms
- Lounge and dining room
- Sought after location
- Ideal holiday home
- Fast rail links from London, St Pancras
- NO CHAIN!
- Long Lease
- Off Street Parking Space

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George 1V in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

ABOUT

Stunning apartment in a prestigious location! Miles and Barr are delighted to bring to the market this luxury Upper Maisonette apartment , situated in the popular Vale Square area of Ramsgate, close to the Royal Harbour and town. The apartment is part of an attractive period property, and is laid out over two floors. On the top floor there are two double bedrooms, and family bathroom. On the first floor there is a large lounge, with views over the square, a stylish dining room, fitted kitchen, and additional WC. The entrance is via a shared hallway on the ground floor, the property also has the opportunity to have use of a private garden and an off street parking space.

The property has been decorated and maintained to a very good standard - internal viewing is highly recommended. NO CHAIN! A short walk from the sea front - this would be an ideal coastal holiday home, with fast rail links to London, St Pancras station from Ramsgate Station.

Call 01843-570500 to book your viewing - open 7 days a week.

DESCRIPTION

- Entrance
- First Floor Flat
- Hallway
- WC
- Dining Room 14'10 x 14'00 (4.52m x 4.27m)
- Lounge 15'10 x 13'03 (4.83m x 4.04m)
- Kitchen 17'03 x 10'07 (5.26m x 3.23m)
- Second Floor
- Bedroom One 15'11 x 13'03 (4.85m x 4.04m)
- Bedroom Two 14'00 x 13'05 (4.27m x 4.09m )
- Bathroom 10'06 x 7'03 (3.20m x 2.21m)
- Off Street Parking Space

