



Energy Efficiency Rating	
Current	Possible
76	69
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
Very energy efficient - lower running costs	
(72 plus)	
(61-91)	
(52-60)	
(35-54)	
(21-30)	
(1-20)	

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Relocation PLATINUM MEMBER  
The Property Ombudsman

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

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

VICTORIA PARADE RAMSGATE



VICTORIA PARADE  
RAMSGATE

£199,995



- Two Bedrooms
- Sea Views
- Access To A Lift
- Spacious Lounge
- Private Balcony
- Allocated Parking
- No Onward Chain

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 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

SPACIOUS MAISONETTE WITH SEA VIEWS !!! Miles and Barr are delighted to bring to the market this spacious maisonette with sea views that you would never tire of. Set in the desirable "South Gateway Court" The entrance to the property is on the 3rd floor, and can be accessed via a lift or stairs. The flat has a spacious lounge with sea views and access to a private balcony, and a kitchen with plenty of storage space. There are stairs up to two double bedrooms, with built in storage, and sea views from the main bedroom, and a bathroom. There is allocated parking to the rear. The property is in need of some modernisation but offers you the ideal chance to put your own stamp on it and create yourself either a wonderful place to retire to or a perfect weekend retreat. With the further benefit of being offered with NO CHAIN this property really must be viewed to be fully appreciated with access arrangements made via Sole Agents Miles and Barr!

DESCRIPTION

THIRD FLOOR

Entrance Hallway

Kitchen 11'06 x 9'04 (3.51m x 2.84m)

Lounge/Diner 15'05 x 13'01 (4.70m x 3.99m)

FOURTH FLOOR

Bedroom One 15'05 x 10'05 (4.70m x 3.18m)

Bedroom Two 10'09 x 7'02 (3.28m x 2.18m)

Bathroom 7'10 x 5'05 (2.39m x 1.65m)

EXTERNAL

Balcony

