



HIGH STREET RAMSGATE



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RAMSGATE**

**£290,000**

- Council Tax Band: A
- Two Double Bedrooms
- Parking
- Garden
- Private Entrance
- Two Bathrooms
- Long Lease
- Great Location
- Moments from Town
- Ground Floor Flat

## ABOUT

COMPASS HOUSE ....EXCLUSIVE TWO BEDROOM GARDEN FLAT IN THE HEART OF RAMSGATE! Rarely available this super Grade 11 Listed property benefits a high end finish, is generous in size and has a spacious feel throughout as well as having off street parking within a secure gated area. The property has its own front door leading to a large entrance hall from which there are two double bedrooms the master enjoying an en suite, there is also a family shower room. The open plan living room opens to a lovely low maintenance private garden with side access out to the parking area. The location is highly convenient to Ramsgate town and Royal Harbour as well as Ramsgate railway station which offers a high speed link to St Pancras. With Ramsgate Leisure Centre, & Asda metres away as well as a number of popular schools, the location is enviable as is Compass House itself as a prestigious new address in the town. To view please call sole agents Miles & Barr today!!

Length of lease : 125 years 1/1/17  
 Annual ground rent amount : £250  
 Ground rent review period : TBC  
 Annual service charge amount : £800  
 Service charge review period : TBC  
 Council tax band : A

## 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 IV 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.

## DESCRIPTION

### Entrance

Lounge/Kitchen/Diner 23'05 x 15'03 (7.14m x 4.65m)

Bedroom One 15'09 x 13'05 (4.80m x 4.09m)

En Suite 7'08 x 5'02 (2.34m x 1.57m)

Bedroom Two 11'11 x 8'11 (3.63m x 2.72m)

### External

Rear Garden

