



**PARAGON**  
**RAMSGATE**

**£160,000**



- Ideal First Time Buy
- Courtyard Garden
- Moments from Royal Harbour
- Well Presented

- Perfect Investment
- Seafront Location
- No Chain

## ABOUT

LOCATION LOCATION LOCATION...

This lower ground floor garden flat is set within the prestigious Paragon of Ramsgate on the West side of Ramsgate. Situated on the seafront, the property has easy access to the Royal Harbour, town centre and transport links, as well as stunning cliff top walks.

With private entrance on the lower ground floor, once inside, the property offers well presented accommodation comprising of; entrance hallway, double bedroom with feature fireplace and two wardrobes, a good size living space with fireplace and door to the garden, with wet room and fitted kitchen. Externally there is a low maintenance courtyard garden.

A perfect investment, as a buy-to-let or air bnb, and an ideal first time buy, this property is bound to be a popular one, so call sole agents Miles and Barr today!

## LOCATION

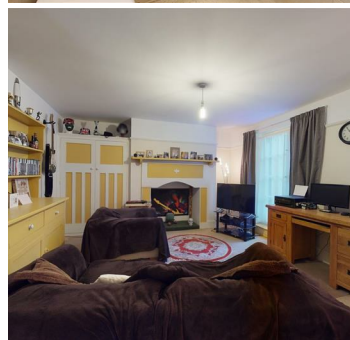
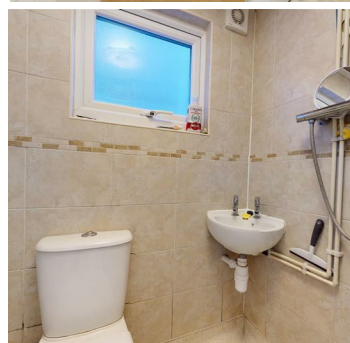
Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	78
	EU Directive 2002/91/EC	



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)