



AVENUE ROAD
RAMSGATE

BY AUCTION £220,000

- Council Tax Band - A
- Long Standing Tenant in Situ
- Popular East Cliff location
- Looked After Home
- Ready Made Investment

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

For sale by Modern Method of Auction; Starting Bid Price £220,000 plus Reservation Fee.

Miles and Barr are delighted to offer this lovely two bedroom investment opportunity to market. Sold with a long standing Tennent in Situ, the home offers two double bedrooms and a family bathroom upstairs, and a lounge/diner with a kitchen downstairs with a courtyard garden outside.

The Home is in good condition with no immediate works needed, and is in the sought after East Cliff part of Ramsgate with easy access to the town and Sea.

This is a fantastic investment opportunity for either a first time investor or something to add to a larger portfolio.

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

"Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property"

DESCRIPTION

Entrance

Ground Floor

Lounge/Diner 7.01m x 3.48m (23'00 x 11'05)

Kitchen 2.49m x 2.06m (8'02 x 6'09)

First Floor

Bathroom 2.44m x 2.06m (8'00 x 6'09)

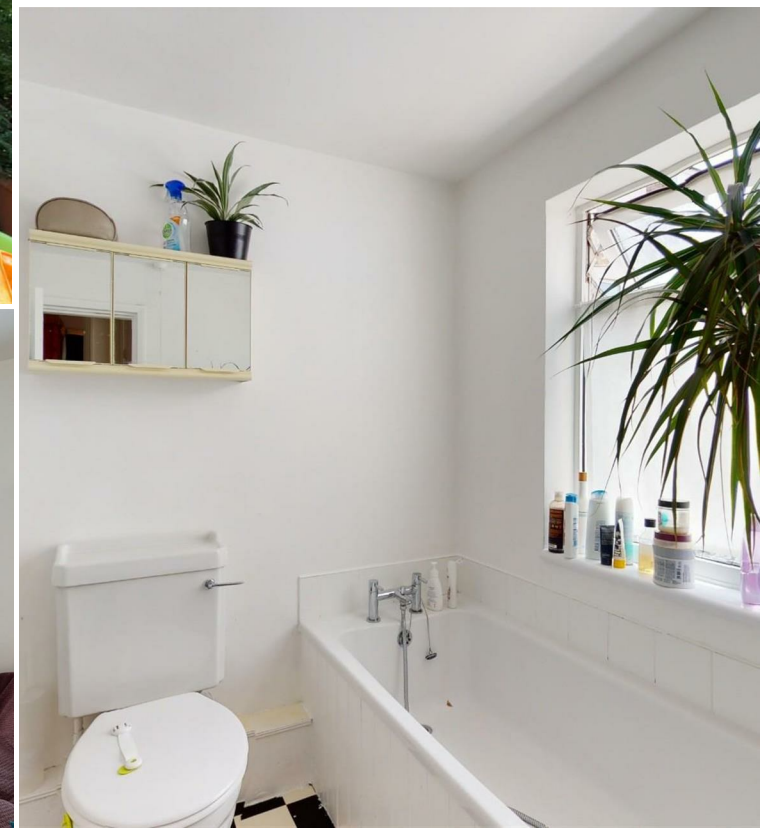
Bedroom Two 3.40m x 2.72m (11'02 x 8'11)

Bedroom One 4.19m x 3.58m (13'09 x 11'09)

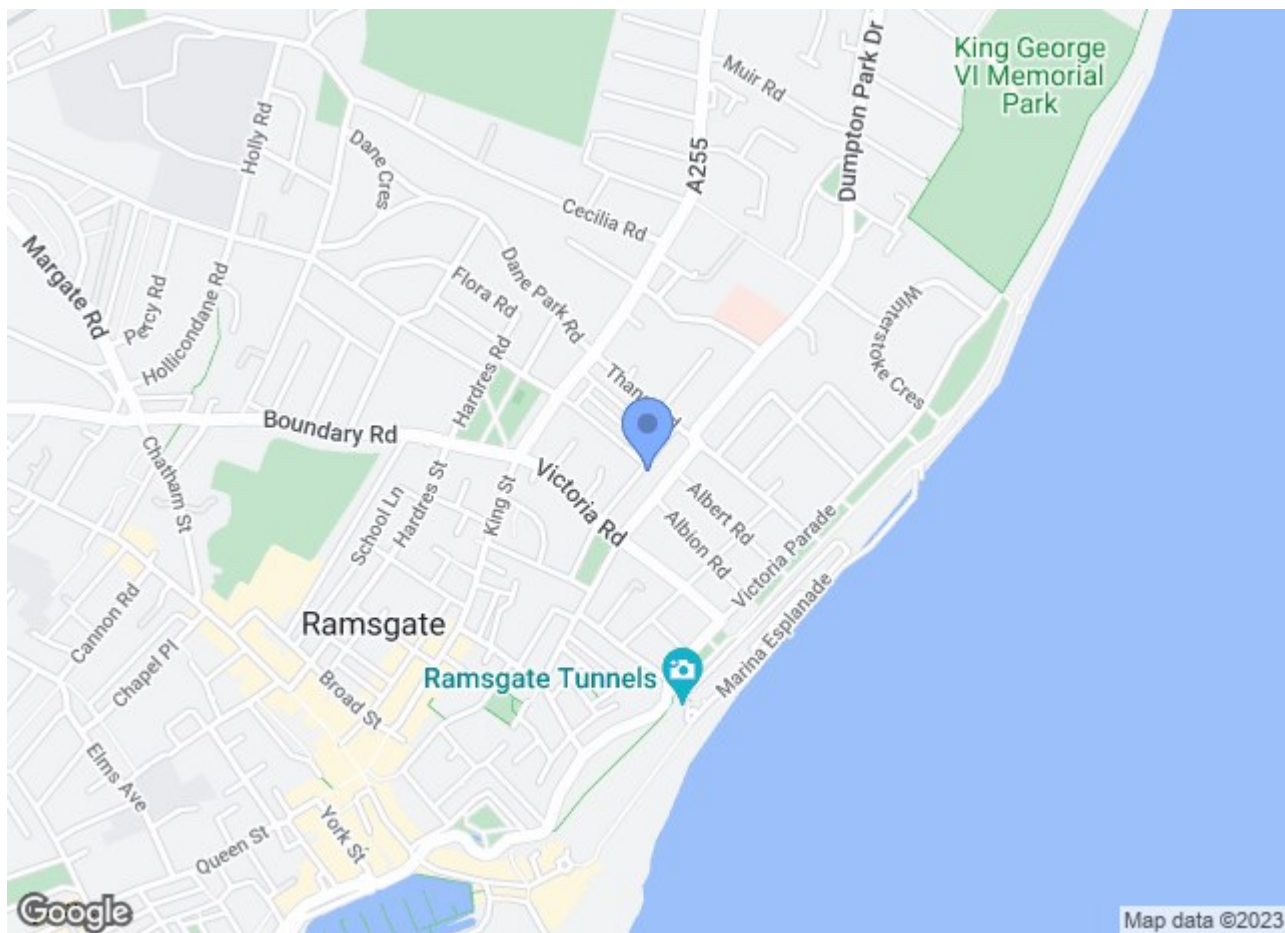
External

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



AVENUE ROAD RAMSGATE



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



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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