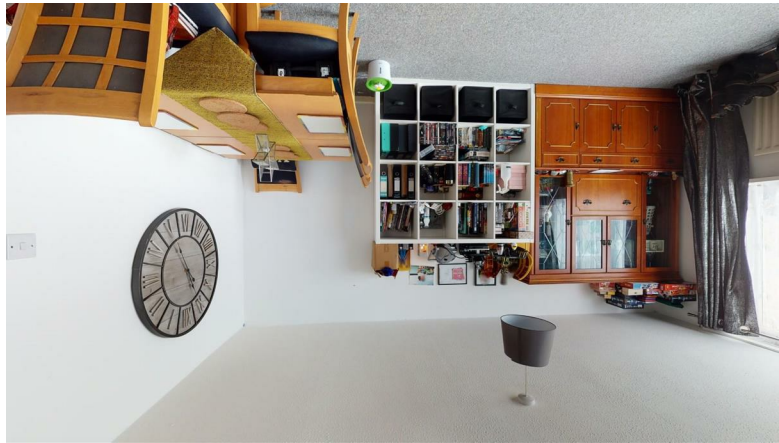
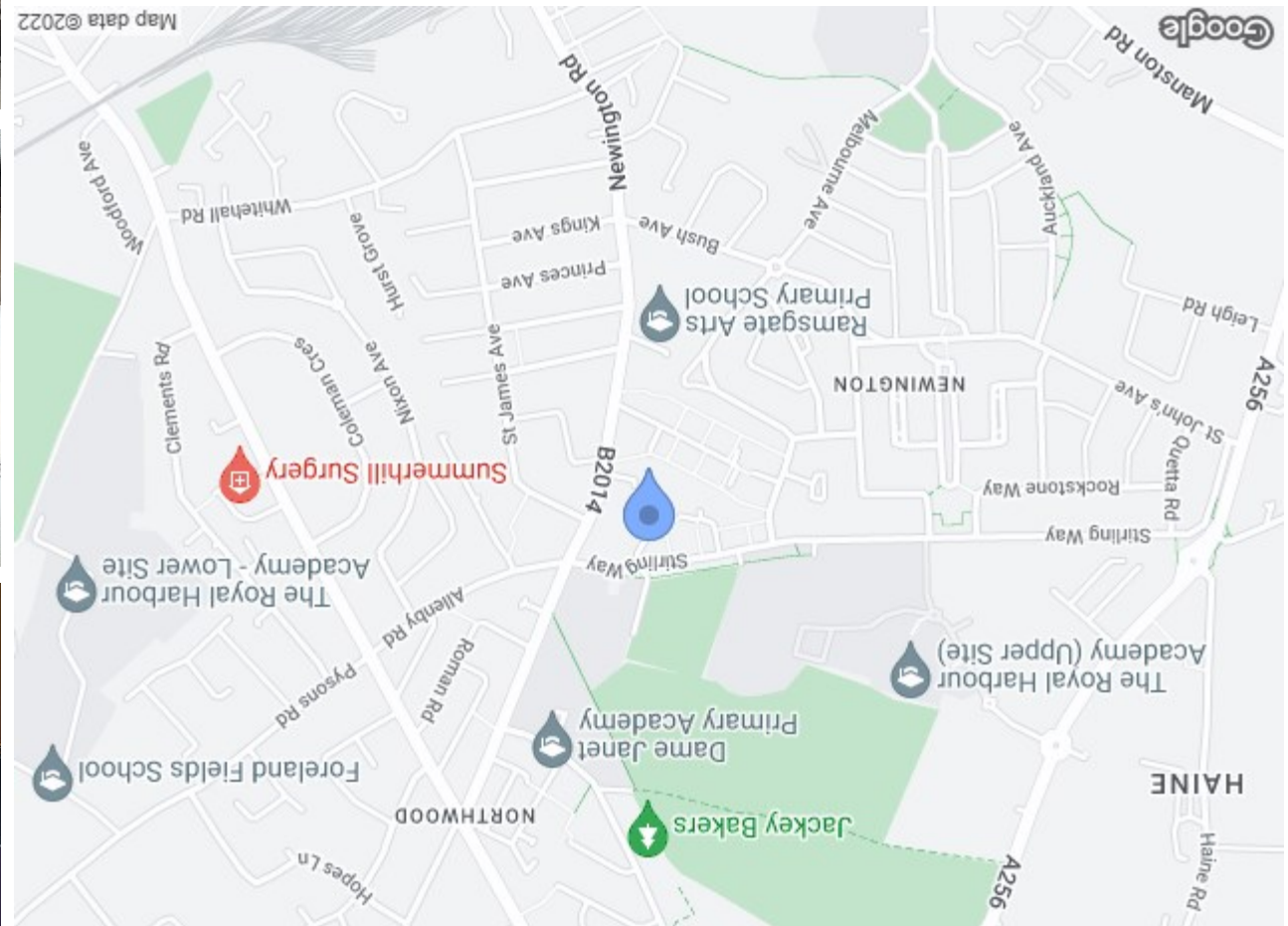


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



Energy Efficiency Rating	
Current	Possible
73	79
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



LANCASTER CLOSE RAMSGATE



LANCASTER CLOSE RAMSGATE

£160,000



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



- Two Double Bedrooms
- Private Entrance
- Front Garden
- Perfect First Time Buy
- Ideal Investment
- Close to Good Schools
- Local Amenities Nearby
- Excellent Transport Links

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

Two Bedroom Maisonette in Popular Location of Ramsgate!

Miles and Barr are delighted to bring to the market this two bedroom maisonette nestled in a quiet area of Newington, close to local amenities, good schools and excellent transport links via road and train.

Accommodation is exceptionally spacious and would make the ideal first time buy or addition to a rental portfolio. Upon entry you'll notice the property is in good condition throughout, comprising of entrance hallway, kitchen immediately to the left boasting ample work top space and storage in the fitted floor and wall units. Towards the rear is a very spacious lounge/dining room. Venture to the first floor to find two great double bedrooms, separate W/C and family bathroom. Externally there is a front garden which is mainly laid to lawn and a utilities cupboard adjacent to the front door.

With private front garden and entrance, this property is sure to be in high demand so call sole agents Miles & Barr today to arrange your viewings!

MATERIAL INFORMATION

Length of lease : 125 years from 1 July 1991
Annual ground rent amount : £10PA
Ground rent review period : TBC
Annual service charge amount : £160 6 monthly
Service charge review period : TBC
Council tax band : A

DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen 7'11 x 7'04 (2.41m x 2.24m)

Lounge 14'05 x 12'05 (4.39m x 3.78m)

W/C

Bathroom 7'11 x 5'01 (2.41m x 1.55m)

Bedroom One 14'06 x 8'07 (4.42m x 2.62m)

Bedroom Two 12'06 x 8'06 (3.81m x 2.59m)

External

Rear Garden

