

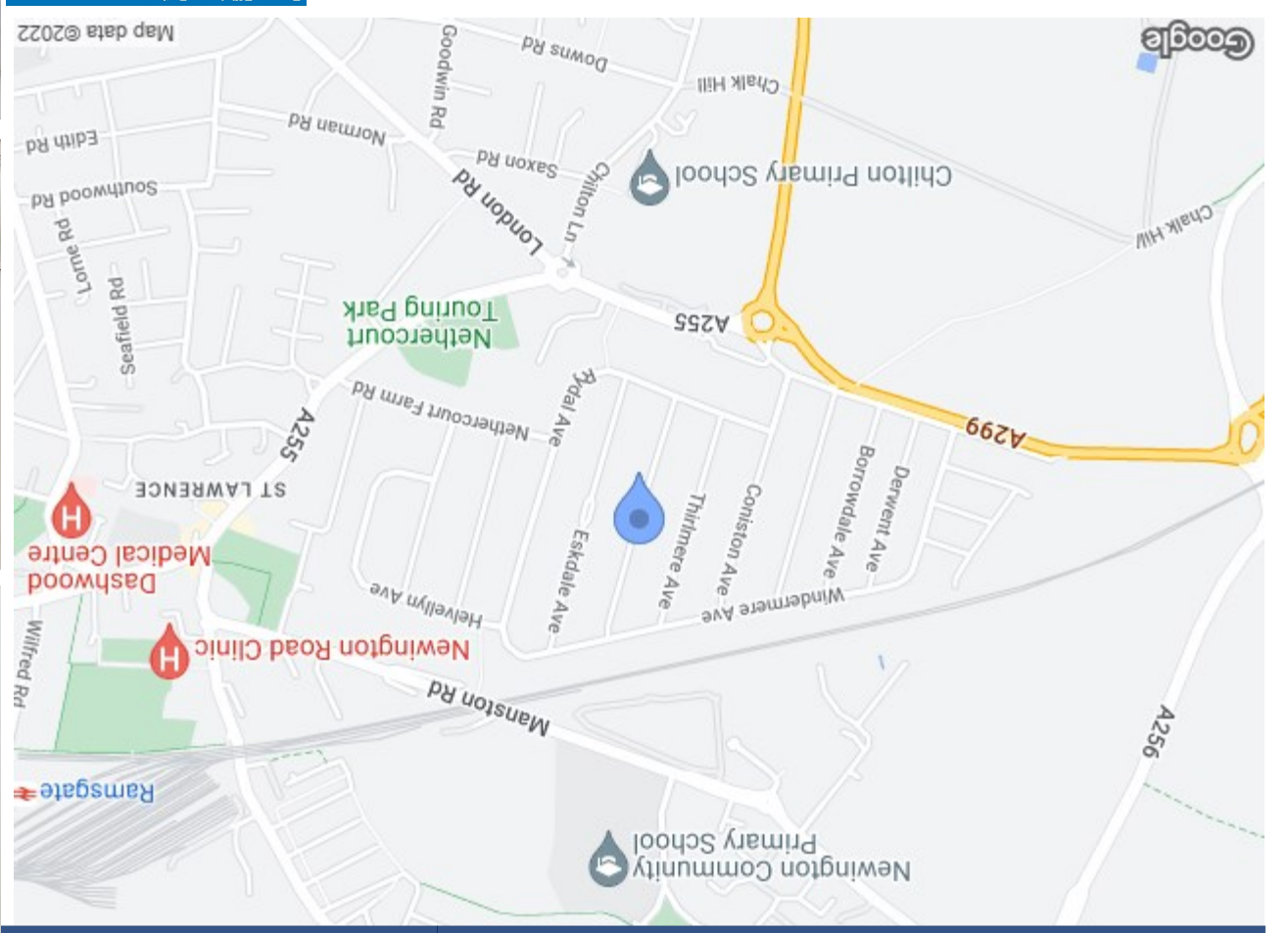
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (87-91) |
| Energy efficient - lower running costs | B (81-86) |
| Decent energy efficiency - lower running costs | C (75-80) |
| Decent energy efficiency - higher running costs | D (69-74) |
| Low energy efficiency - higher running costs | E (63-68) |
| Low energy efficiency - higher running costs | F (57-62) |
| Low energy efficiency - higher running costs | G (51-56) |



LANGDALE AVENUE RAMSGATE



LANGDALE AVENUE
RAMSGATE

£374,995

- Council Tax Band: C
- Two bedrooms
- Double glazing
- Off street parking
- Patio area
- Immaculate condition
- Garage
- Modern fitted kitchen
- Detached bungalow

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

NO FORWARD CHAIN - DETACHED BUNG IN SOUGHT AFTER LOCATION - WITH GARAGE!

Miles and Barr are delighted to bring to the market this rarely available two bedroom bungalow in a sought after location. The bungalow has been finished to a good standard throughout and offers a spacious living area with decorative fireplace, a modern kitchen, family bathroom with a bath tub, and two double bedrooms.

The property further benefits from a large lawned sunny garden, garage and ample off street parking.

To arrange an appointment to view call the Ramsgate office of Miles and Barr now.

DESCRIPTION

Entrance

Lounge 16'2 x 11'3 (4.93m x 3.43m)

Bedroom 11'10 x 11'3 (3.61m x 3.43m)

Bedroom 12'11 x 11'2 (3.94m x 3.40m)

Bathroom 6'11 x 5'7 (2.11m x 1.70m)

Kitchen 11'4 x 9'9 (3.39m x 2.97m)

External

Rear Garden

