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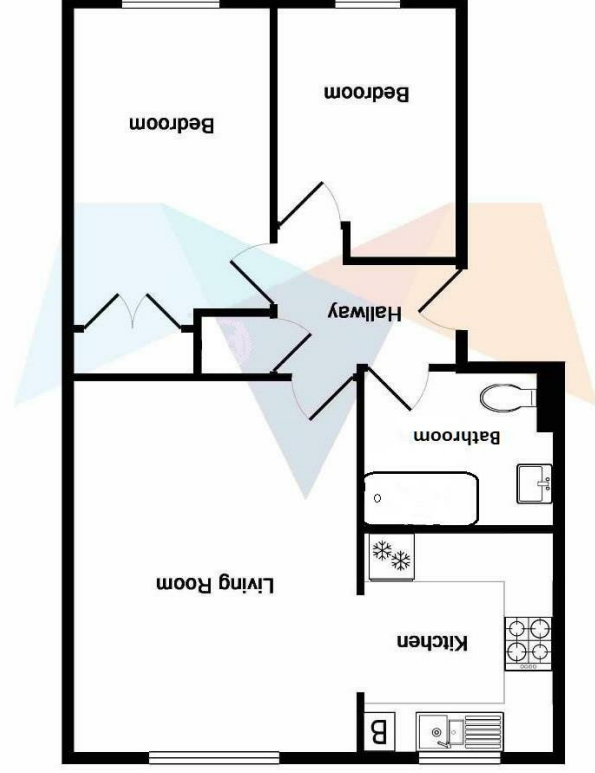
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent	C (55-68)
Below average energy efficiency - higher running costs	D (45-54)
Poor energy efficiency - higher running costs	E (35-44)
Very poor energy efficiency - higher running costs	F (21-34)
Very poor energy efficiency - higher running costs	G (1-20)
Current	72
Possible	76



51 Queen Street, Ramsgate, Kent, CT11 9EJ
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TOTAL APPROX. FLOOR AREA 51.0 SQ.M. (549 SQ.FT.)
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HAREBROOK RAMSGATE



**HAREBROOK
 RAMSGATE**

£180,000

- No Onward Chain
- Two Bedrooms
- Allocated Parking
- Immaculate Throughout
- Ramsgate / Broadstairs borders
- Over 125 year lease
- Purpose Built
- Communal Gardens
- Secure Phone Entry
- Top Floor With Loft Access

ABOUT

NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this stunning purpose built, two bedroom top floor apartment located right on the Ramsgate / Broadstairs borders.

The property boasts secure phone entry, an entrance hall, an airing cupboard, kitchen, bathroom, lounge / diner, two bedrooms and a large loft space. Externally the property offers allocated parking space that comes with the apartment along with communal gardens.

The property is located close to local amenities such as Ramsgate Garden Centre, the Racing Greyhound Pub, King George VI Memorial Park as well as the beaches.

Call us on 01843 570500 to arrange your viewing.

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.

DESCRIPTION

Second Floor Flat

Hallway

Bedroom One 8'04 x 13'05 (2.54m x 4.09m)

Bedroom Two 10'05 x 7'08 (3.18m x 2.34m)

Bathroom 8'01 x 6'04 (2.46m x 1.93m)

Lounge 15'08 x 12'09 (4.78m x 3.89m)

Kitchen 8'03 x 9'01 (2.51m x 2.77m)

