



AUGUSTA ROAD
RAMSGATE

£399,995

- Period property
- Close to the sea
- Currently four flats rented at £2,215 per month
- Great 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

GREAT INVESTMENT OPPORTUNITY!

Miles and Barr are delighted to bring to the market this substantial property - located close to the seafront on the East side of Ramsgate. Currently arranged as four flats which are all rented out on short term lets, with an income of £2,215 per month. The period property has many original features, including an attractive balcony to the front. In need of some refurbishment, this is a great property, with good rental potential.

DESCRIPTION

Flat One

Entrance

Kitchen 8'04 x 8'07

Lounge 9'04 x 15'05

Bathroom 3'03 x 7'04

Bedroom One 11'00 x 15'00

Bedroom Two 12'00 x 7'06

Flat Two

Entrance

Kitchen 8'06 x 8'08

Lounge 18'00 x 18'08

WC

Bedroom with Shower

Flat Three

Kitchen 8'00 x 9'09

Lounge 18'03 x 13'08

Bathroom 4'01 x 7'06

Seperate WC

Bedroom One 10'09 x 10'08

Courtyard Garden

Flat Four

Kitchen 11'09 x 10'04

Lounge 17'10 x 13'00

Bathrrom/ shower Room 14'02 x 4'00

Bedroom One 10'03 x 13'07

Exterior

Small Courtyard Garden



AUGUSTA ROAD RAMSGATE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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