



1 CARLTON AVENUE
RAMSGATE

POA

- Great Investment
- Semi-Detached Building
- Close to Station
- Potential Building Plot
- Excellent Central Location
- Flexible Accommodation

ABOUT

Potential BUILDING PLOT with this Great Investment Opportunity in Sought After Central Location!

Miles and Barr are thrilled to be able to bring this property to the market located in central Ramsgate. The location is within a sought after avenue, close to Vale Square, Addington Street and Waitrose, beyond this is the town and Royal Harbour, so an easy walk gets you to the very best of what Ramsgate offers including the array of cafes, restaurants and bars which wrap around the vibrant marina, with great transport links via road and train, with high speed links to London.

The property itself, we believe was built in the 1890's by a local Captain, and offers flexible accommodation which is in need of modernisation throughout, currently comprising four apartments, two one bed lower ground floor apartments, a large one/two bed upper ground floor apartment, and a split level four bed on the first and second floor. The lower ground floor communal entrance, leads to a communal hallway to the two apartments. In one flat you enter a small hallway, with lounge/bedroom, bathroom, kitchen, and dining area leading to the low maintenance garden to the side of the property. The other flat you enter directly into the lounge with bay window, through to the double bedroom, kitchen and bathroom. On the upper ground floor is the main entrance, where the ground floor apartment has a double bedroom, lounge/second bedroom, and a large kitchen/diner. On the first

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.



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		
(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		

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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