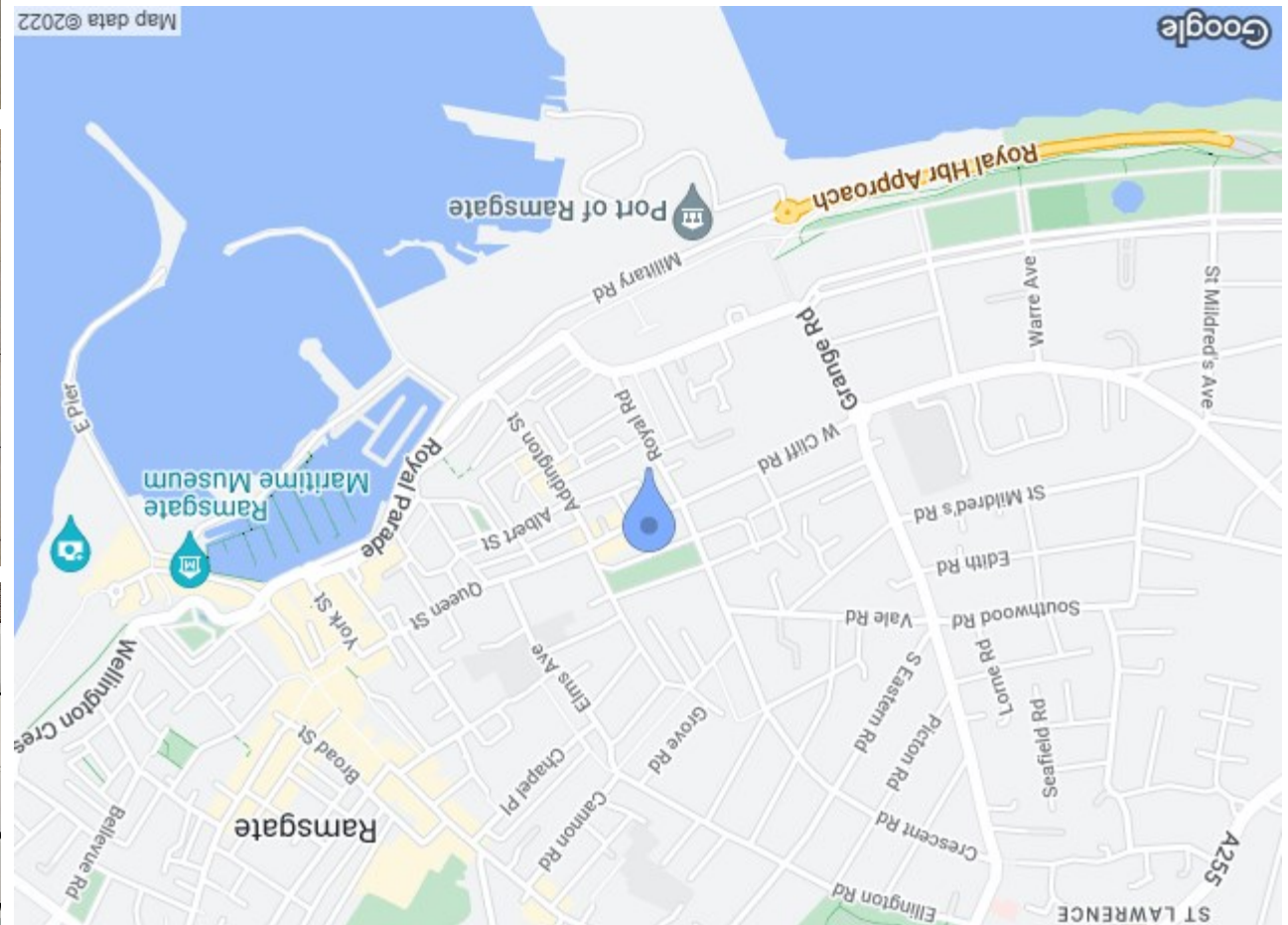


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(45-54) E	
(31-44) F	
(13-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
67	26



ROYAL ROAD RAMSGATE



ROYAL ROAD  
RAMSGATE

£325,000



51 Queen Street, Ramsgate, Kent, CT11 9EJ  
T: 01843 570500 E: ramsgate@milesandbarr.co.uk



- Council Tax Band - A
- Brand New Homes
- Contemporary Conversions
- Two Bed Apartments
- Integrated Kitchens
- 10 Year Global Home Warranty
- Communal Gardem
- Close to Beach & High Street
- Selling Fast
- View Now!

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George 1V in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

ABOUT

STUNNING CHAPEL CONVERSION IN THE CENTRAL RAMSGATE LOCATION - MUST VIEW PROPERTY

FLAT 14 - First Floor / 1036 sq.ft / Large kitchen, diner and lounge.

Vincent Place is an exciting new development situated on Rodney Street in Ramsgate and offers a variation of modern and contemporary designed homes.

These stunning conversion apartments are built within a Victorian school and come with access to a well planted communal garden.

The kitchen is fully fitted with high quality kitchen units and include a range of high-end integrated appliances. Bathrooms feature high quality sanitary ware set off by complementary tiling. Windows with aluminium frames and doors are double-glazed uPVC.

Set close to Ramsgate's impressive cliffs and Royal Harbour, Vincent Place is the perfect choice for a wide range of buyers. Ideal for downsizers, young professionals, growing families, retirees, or investors - whatever your situation, your dream home is waiting for you here.

MATERIAL INFORMATION  
Length of lease: TBC  
Annual ground rent amount: approx £997 PA  
Ground rent review period: TBC  
Annual service charge amount: approx £997 PA  
Service charge review period: TBC  
Council tax band: A.

DESCRIPTION

Entrance  
Inner Hall  
Bedroom 18'5 x 11'9 (5.61m x 3.58m)  
Bedroom 12'10 x 11'4 (3.91m x 3.45m)  
Bathroom 12'9 x 6'6 (3.89m x 1.98m)  
Lounge/Kitchen/Diner 31'10 x 13'8 (9.70m x 4.17m)

