



Energy Efficiency Rating	Score Range
A	92-100
B	81-91
C	69-78
D	54-68
E	45-53
F	39-44
G	39-48

Environmental Impact (CO2) Rating	Score Range
A	10-15
B	16-18
C	16-18
D	19-20
E	19-20
F	19-20
G	19-20

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YOUR PROPERTY AGENT

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FLAT 14 GRANVILLE HOUSE VICTORIA PARADE  
RAMSGATE

£130,000



- Studio Apartment
- Recently Refurbished
- Balcony
- Sea Views
- Extended Lease
- No ONward Chain

## ABOUT

STUNNING STUDIO WITH BALCONY AND SEA VIEWS!  
Miles and Barr are delighted to offer to the market this recently refurbished spacious studio apartment located in the prestigious Granville House building. The property boasts an entrance hall, bathroom, kitchen, lounge / bedroom and a balcony. The current owners have not only refurbished the property to an excellent standard in our opinion but have also extended the lease. NO ONWARD CHAIN. Call us on 01843 570500 to arrange your viewing.

## DESCRIPTION

Entrance  
Lounge/Bedroom 17'00 x 11'08 (5.18m x 3.56m)  
Bathroom 6'01 x 7'02 (1.85m x 2.18m)  
Balcony

## 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 11 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.

