



ST. AUGUSTINES ROAD
RAMSGATE

£120,000

- Lower Ground Floor
- One Bedroom
- Investment Opportunity
- West Cliff Location
- Courtyard and Communal Gardens
- No Chain

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

Perfect Investment or First Time Buy!

Miles and Barr are delighted to market this great seaside flat, located on the popular West side of Ramsgate. This lower ground floor property boasts a spacious lounge, kitchen, bathroom, and double bedroom. There is also a private courtyard, and access to a further communal garden to the rear.

A short walk to the seaside, the Town, and Ramsgate Royal Harbour, and offered with NO CHAIN, call Miles & Barr today to arrange your internal viewing.

DESCRIPTION

Entrance

Entrance Hall

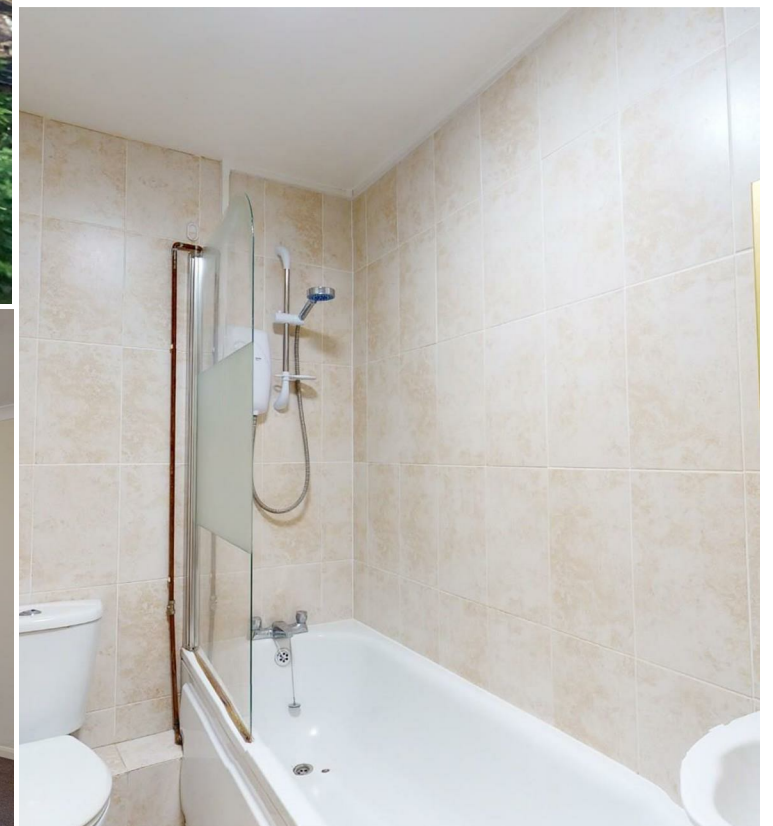
Bedroom 12'02 x 7'01

Bathroom 8'01 x 5'03

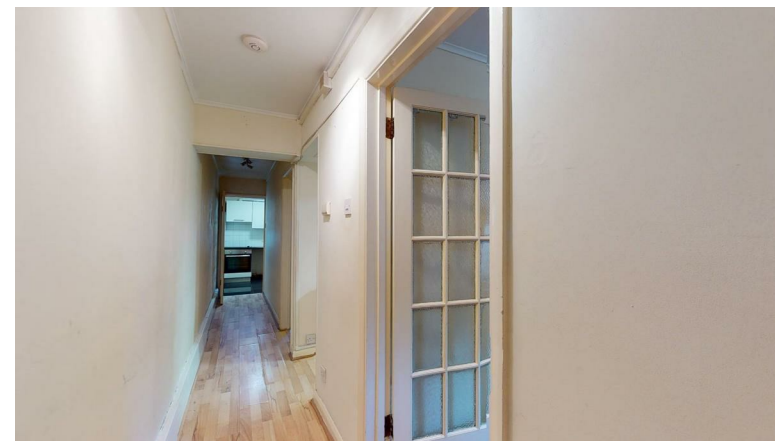
Lounge 12'03 x 10'11

Kitchen 6'11 x 5'07

Garden



ST. AUGUSTINES ROAD RAMSGATE



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

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