



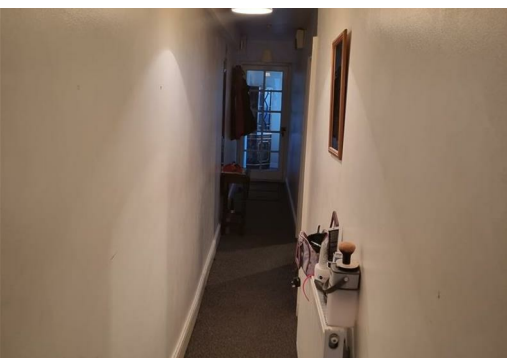
**18 Augusta Road, Ramsgate, CT11 8JP**

**£875 Per calendar month**

An extremely spacious one bedroom flat set in a fabulous part of town. Seafront walks are at the end of the road giving access to Broadstairs through King George VI park and to the West the Harbour settles with a Promenade leading to Pegwell.

Having its own entrance from the external steps, into the porch of flat 1, which leads into the hall and the spacious bay fronted lounge. The next room off the hall is the very generous bedroom with a view into the Courtyard Garden. Further along the hallway is the bathroom with a white suite and shower over the bath and natural light through the window and ventilation too. The kitchen is bright having a gas hob and electric oven. You will need your own washing machine and fridge freezer. Outside is a Courtyard Garden ideal for Al Fresco dining in the Summer months, lots of space for pot plants in an area which can become a real joy.

The flat is heated and hot water supplied by a Gas Boiler.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) <b>A</b>			
(85-95) <b>B</b>			
(75-85) <b>C</b>			
(65-75) <b>D</b>			
(55-65) <b>E</b>			
(45-55) <b>F</b>			
(35-45) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) <b>A</b>			
(71-81) <b>B</b>			
(61-71) <b>C</b>			
(51-61) <b>D</b>			
(41-51) <b>E</b>			
(31-41) <b>F</b>			
(21-31) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			