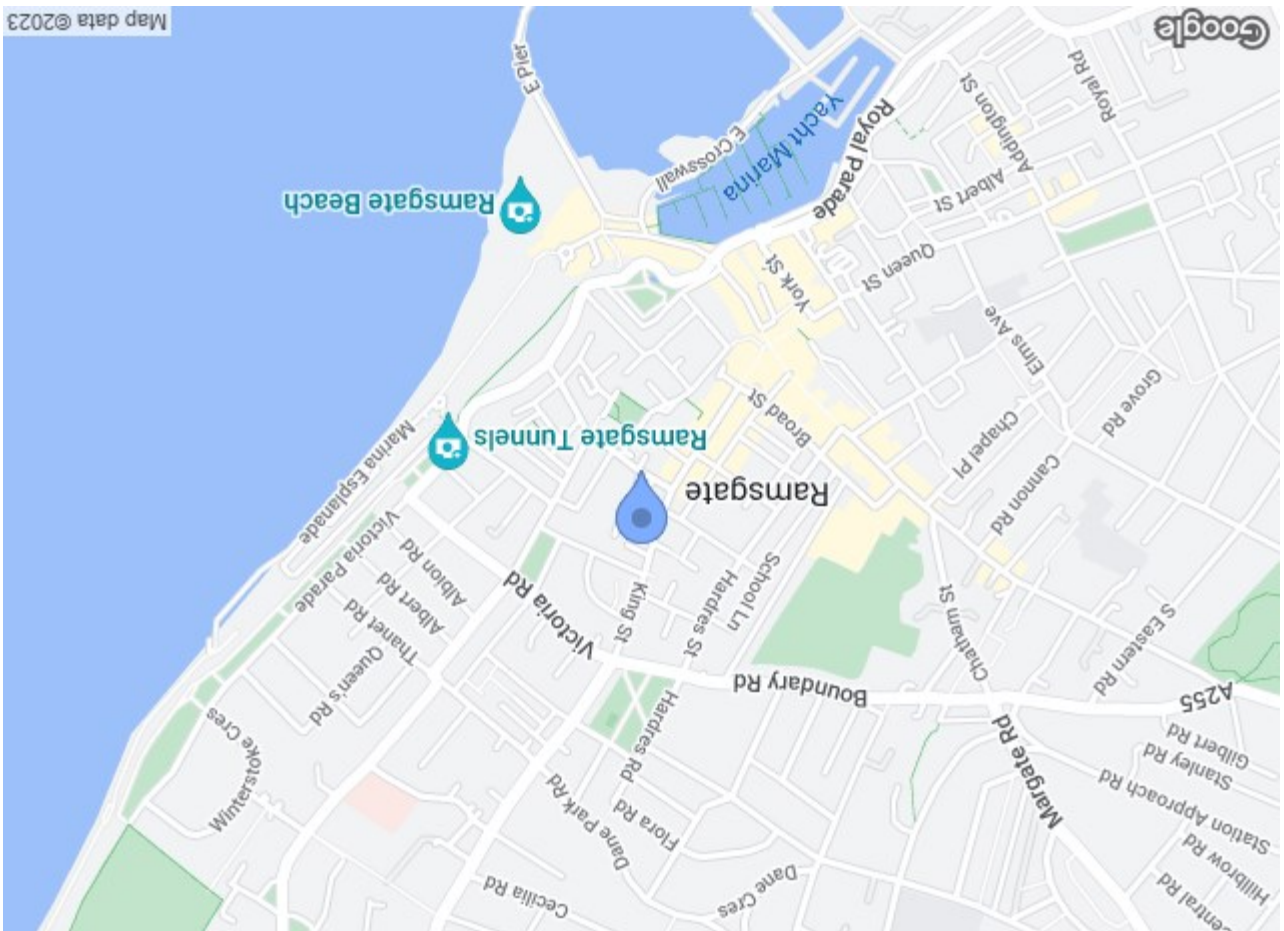
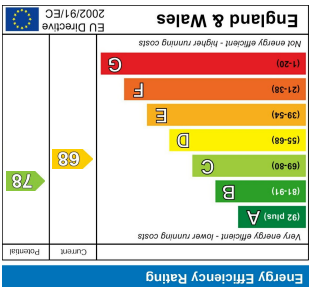


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. Service 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



51 Queen Street, Ramsgate, Kent, CT11 9EJ



## PLAINS OF WATERLOO RAMSGATE



# PLAINS OF WATERLOO

## RAMSGATE

**£120,000**



- Tenants in situ
- Town center
- Close to town
- Close to Transport Links
- Good rental yield

## 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 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.

## ABOUT

Sold with Tenant in Situ

This one bedroom ground floor flat situated close to Ramsgate town centre, the Royal Harbour and great transport links, is offered to the market with long term tenants in situ, and would make a great first investment or an addition to an expanding portfolio offering a fantastic yield.

The home has been looked after and the current tenants have take care of the home.

Inside the home there is a porch, Large Living/diner/Kitchen room, a large Bathroom and a double bedroom.

### MATERIAL INFORMATION

Length of lease : 125 years from 21 July 2006  
Annual ground rent amount : £0  
Ground rent review period : NA  
Annual service charge amount : £0  
Service charge review period : NA  
Council tax band : A

## DESCRIPTION

Entrance

Porch 4'04 x 3'09 (1.32m x 1.14m)

Kitchen/Living Room 27'10 x 12'07 (8.48m x 3.84m)

Bedroom 15'11 x 9'11 (4.85m x 3.02m)

Bathroom 10'0 x 8'09 (3.05m x 2.67m)

External

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

