

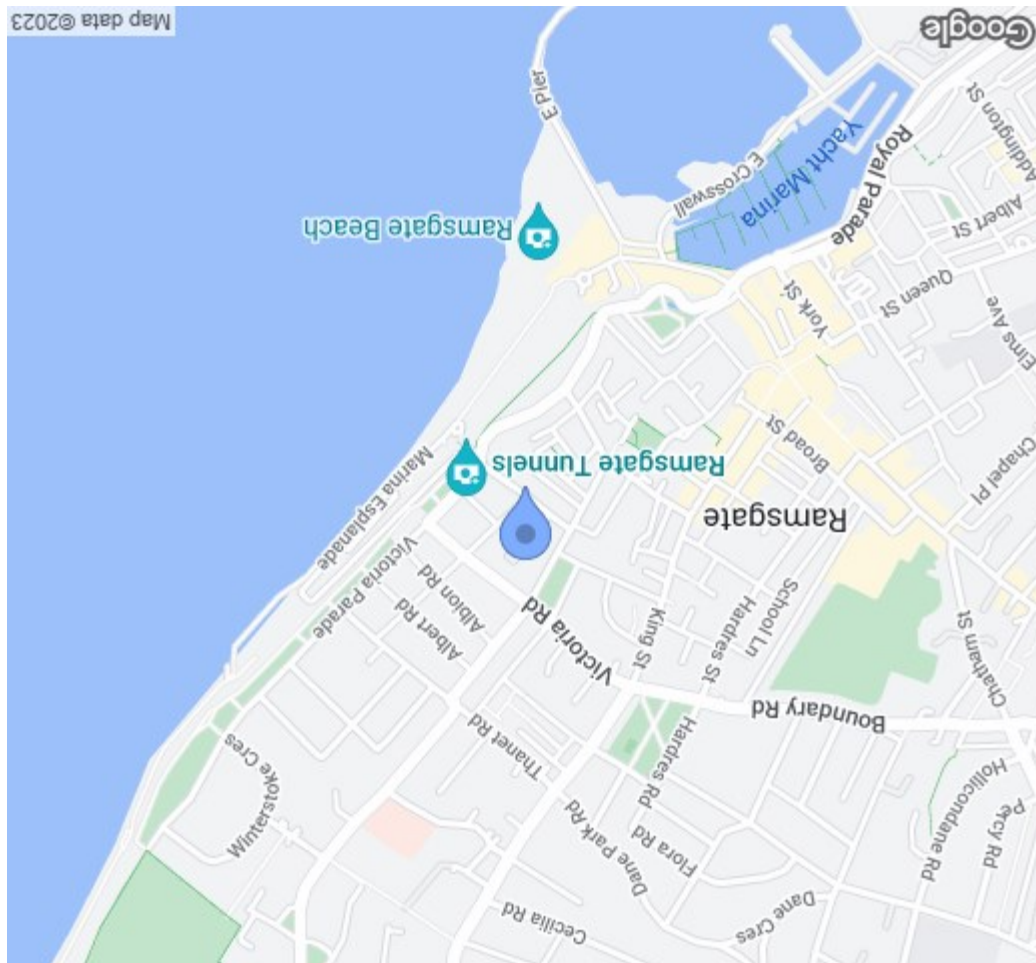
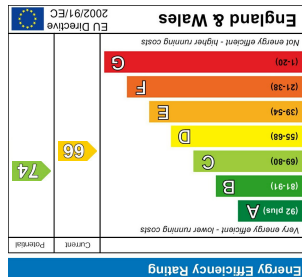


t. 01843 570500 **e.** ramsgate@milesandbarr.co.uk

51 Queen Street, Ramsgate, Kent, CT11 9EJ



miles & barr
...valuing people, not just property



AUGUSTA ROAD, RAMSGATE



- No Forward Chain
- Ideal Investment Property
- Two Bedroom Apartment
- Sash Windows
- Entry Phone System
- Top Floor Flat

ABOUT

NO FORWARD CHAIN - IDEAL INVESTMENT PROPERTY

This is a top floor flat that will be an ideal investment property. The property has living accommodation comprising of two bedrooms, lounge, kitchen and shower room. The property is situated in the sought after Augusta Road in Ramsgate within easy access to the cliff top walks and sea front.

To arrange an appointment to view call the Ramsgate office of Miles and Barr now.

MATERIAL INFORMATION

Length of lease: 99 years from 25 December 1988

Annual ground rent amount: £200 PA

Ground rent review period: TBC

Annual service charge amount: £125 PCM

Service charge review period: TBC

Council tax band: A

DESCRIPTION

Entrance

Kitchen 8'7 x 7'2 (2.62m x 2.18m)

Lounge 13'4 x 11'8 (4.06m x 3.56m)

Shower Room 7'0 x 4'4 (2.13m x 1.32m)

Bedroom One 13'8 x 8'9 (4.17m x 2.67m)

Bedroom Two 13'6 x 6'4 (4.11m x 1.93m)

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.

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.

