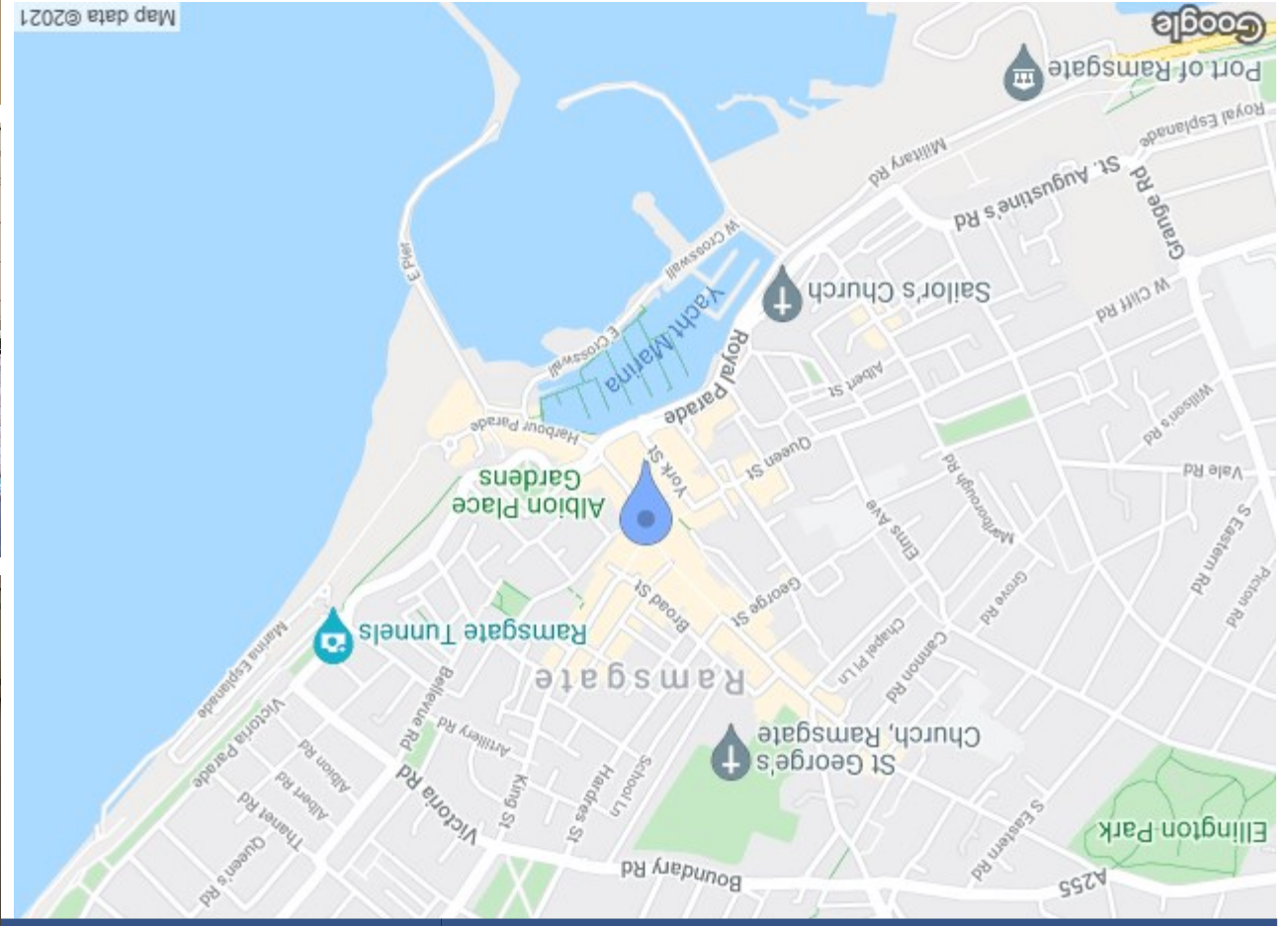


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
Very energy efficient - lower running costs	
88	71
88	71



21 ALBERT COURT
RAMSGATE

01843 570500 e.ramsgate@milesandbarr.co.uk
 51 Queen Street, Ramsgate, Kent, CT11 9EJ

...valuing people, not just property



21 ALBERT COURT
RAMSGATE

£375,000

- Three Bedrooms
- Semi-Detached New Build House
- Located In The Heart Of Ramsgate
- Moments From The Seafront
- Finished To An Exceptionally High Standard
- Gated Entry System
- Communal Courtyard
- Modern Fitted Fully Tiled Kitchen

ABOUT

BE THE FIRST...

Simply Stunning Three Bedroom Semi-Detached NEW BUILD in the Heart of Ramsgate Town!

Miles and Barr are thrilled to bring to the market this three bedroom semi-detached house located in Ramsgate town centre. This property is within seconds of the high street, moments from the sea front and Royal Harbour, great schooling at Junior, Secondary and Grammar levels, plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs.

The home, in our opinion, is finished to an exceptionally high standard, and offers light and airy accommodation throughout. The property is accessed via gated entry system and communal courtyard area which benefits from a bin store, and once inside the front door the property offers chrome plated sockets and light fittings, traditional style chrome column radiators, modern electric central heating system with a mixture of matt black and gold kitchen and bathroom furnishings. On the ground floor there is an entrance hallway leading to a double bedroom, fully tiled shower room and stairs up to the first floor. Once on the first floor the landing offers a 'snug' sitting area, and open plan living space, with modern fitted, fully tiled kitchen with integrated appliances including slimline dishwasher, washing machine, fridge freezer and a Smeg cooker. On the second floor there are a further two double bedrooms and fully tiled family bathroom, completing the picture on this wonderful home.

A beautiful example of a new home, and centrally located in Town, be sure not to miss out on this stunning home and call sole agents Miles & Barr today to arrange your internal viewing!!!

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 IV 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.

DESCRIPTION

Entrance

Bedroom Two 11'01 x 10'01 (3.38m x 3.07m)

Shower Room 6'03 x 5'01 (1.91m x 1.55m)

First Floor

Kitchen/Lounge 21'02 x 16'10 (6.45m x 5.13m)

Second Floor

Bathroom 6'08 x 6'07 (2.03m x 2.01m)

Bedroom One 13'03 x 9'03 (4.04m x 2.82m)

Bedroom Three 9'10 x 9'04 (3.00m x 2.84m)

External

Communal Courtyard

