



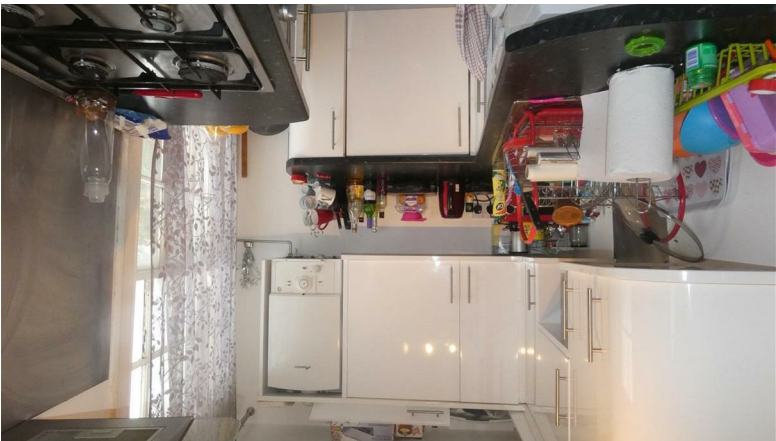
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England & Wales	
Very energy efficient - lower running costs	A (77 plus)
	B (61-76)
	C (45-60)
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	E (13-28)
	F (1-12)
Not energy efficient - higher running costs	G
EU Directive 2002/91/EC	
Current	65
Possible	67



FLAT 3, 31 CAMDEN SQUARE
RAMSGATE



FLAT 3, 31 CAMDEN SQUARE
RAMSGATE

£85,000

- Ideal investment or first time buy
- Great, central location
- Short walk to town centre and seafront
- Long lease & share of freehold
- Being Sold By Modern Method of Auction

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

For sale by Modern Method of Auction; Starting Bid Price £85,000.00 plus Reservation Fee.

Miles & Barr are delighted to offer to the market this great investment opportunity or first time purchase at £85,000 start price!!!

Accommodation is well-planned and boasts a large double bedroom, separate lounge and kitchen with fitted floor and wall units, roll top work surfaces and space/plumbing for white goods. The bathroom is off the hall and comprises shower attachment to the bath, low level flush W/C and wash hand basin. Camden Square is a short walk to local amenities and the seafront.

Call Miles & Barr today on 01843 570500 to arrange your viewings now!!!

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

DESCRIPTION

Entrance

Lounge 9'0 x 15'0 (2.74m x 4.57m)

Bedroom 13'4 x 12'10 (4.06m x 3.91m)

Kitchen 6'0 x 6'0 (1.83m x 1.83m)

Bathroom 7'5 x 4'7 (2.26m x 1.40m)

