



Basement Flat, 9 Wellington Crescent, Ramsgate
£200,000



Basement Flat

9 Wellington Crescent, Ramsgate

Two Bedroom Apartment with Private Courtyard Moments from Seafront! Miles and Barr are very pleased to offer this lovely two bedroom apartment to the market. Located in a sought after area of Ramsgate, this property is within easy reach of the town centre, the sea front, plus excellent transport links by road and train, including the high speed link to London, making this home ideally situated for all your needs. With steps down to the lower ground floor, and private entrance, once inside the property offers light and airy accommodation throughout, comprising of; generous lounge to the front of the property with large sash windows and feature fireplace, through to a hallway, with storage cupboards, and the bathroom. You'll then find the kitchen/diner, with ample storage units and doors to the private courtyard garden. There's a single bedroom to the rear of the property, along with the main double bedroom to complete the picture. Perfect for a weekend holiday home, this property is sure to generate the interest, and will not be on the market for long, so call sole agents Miles and Barr today to book your internal viewing!

- Private Entrance and Courtyard
- Great First Time Buy
- Excellent Transport Links
- Close to the Royal Harbour and Town Centre
- Moments from the Seafront
- Chain Free
- Beautiful Seaside Apartment
- Perfect Holiday Home or Investment





Bathroom

Dimensions: 2.62m x 1.98m (8'07 x 6'06).

Hallway

Storage

Entrance

Lounge

Dimensions: 5.44m x 5.11m (17'10 x 16'09).

Kitchen

Dimensions: 4.01m x 2.97m (13'02 x 9'09).

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.



Bedroom Two

Dimensions: 2.29m x 2.16m (7'06 x 7'01).

Bedroom One

Dimensions: 3.84m x 3.25m (12'07 x 10'08).

GROUND FLOOR
74.4 sq.m. (800 sq.ft.) approx.



TOTAL FLOOR AREA: 74.4 sq.m. (800 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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