



Flat 1, 4 Augusta Road, Ramsgate  
£200,000



# Flat 1

4 Augusta Road, Ramsgate

Two Double Bedrooms

Miles & Barr are delighted to bring to the market this extremely spacious, lower ground floor apartment in the heart of Ramsgate, just a short walk to Ramsgate town centre and sandy beach.

Once in via stairs down to the private entrance, the apartment offers accommodation comprising; entrance, open plan lounge/diner to the front of the home, shower room, two double bedrooms, and kitchen to the rear. The property has rear access to the courtyard area and off road parking.

A great investment opportunity, call Miles & Barr today to book your viewing!

Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property.

Council Tax band: A

Tenure: Share of Freehold

- No Chain
- Two Double Bedrooms
- Private Entrance
- Off Street Parking
- Close To The Seafront
- Ideal Investment





**Entrance**

**Lounge/Diner**

23' 7" x 18' 4" (7.19m x 5.59m)

**Bedroom One**

15' 3" x 11' 5" (4.65m x 3.48m)

**Bedroom Two**

9' 7" x 8' 2" (2.92m x 2.49m)

**Shower Room**

10' 1" x 6' 5" (3.07m x 1.96m)

**Kitchen**

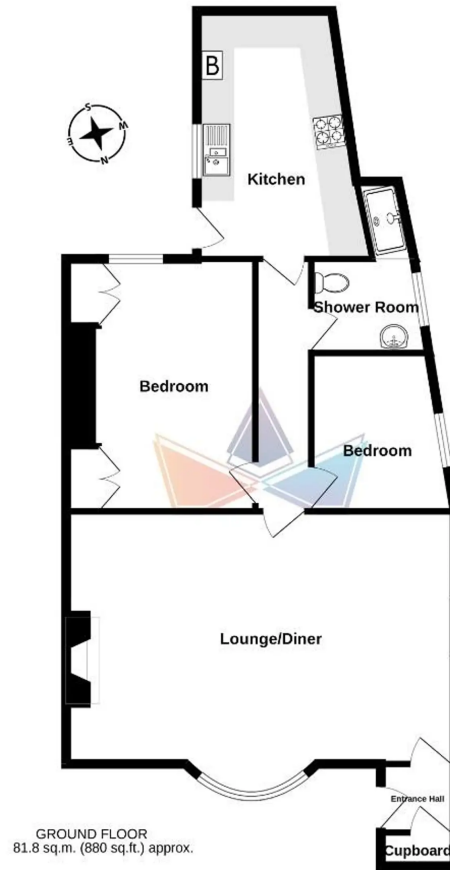
15' 1" x 10' 5" (4.6m x 3.18m)

**External**

**Courtyard**







TOTAL FLOOR AREA : 81.8 sq.m. (880 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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## Miles & Barr

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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these lettings 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. All photographs, measurements, floorplans and distances referred to are given as a guide.