



Flat 4, 1 Augusta Road, Ramsgate  
£180,000

# Flat 4

1 Augusta Road, Ramsgate

Two Double Bedrooms...Miles & Barr are delighted to bring to the market this extremely spacious, top floor apartment in the heart of Ramsgate, just a short walk to Ramsgate town centre and sandy beach. Once in and via the communal entrance and stairs to the top floor, the apartment offers accommodation comprising; hallway, kitchen, shower room, generous living area, and two double bedrooms. A great investment opportunity or first time buy, 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.

Tenure: Leasehold

- Ideal First time Buy
- Share Of Freehold To Be Added On Completion Of Sale
- No Onward Chain
- Great Investment
- Two Double Bedrooms
- Excellent Location





## Top Floor

### Kitchen

Dimensions: 3.73m x 3.45m (12'03 x 11'04).

### Lounge

Dimensions: 5.00m x 4.78m (16'05 x 15'08).

### Bedroom One

Dimensions: 4.78m x 4.27m (15'08 x 14'00).

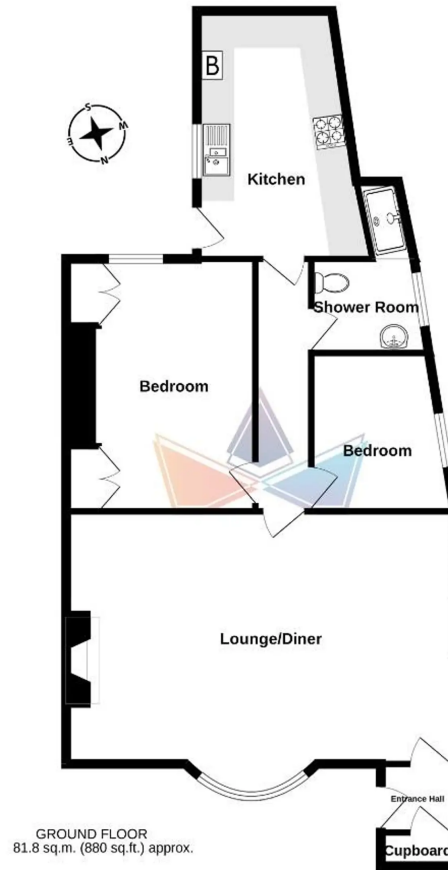
### Bedroom Two

Dimensions: 3.66m x 2.97m (12'00 x 9'09).

### Shower Room

Dimensions: 2.29m x 1.65m (7'06 x 5'05).





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

51 Queen Street, Kent - CT11 9EJ

01843 570 500

ramsgate@milesandbarr.co.uk

<http://www.milesandbarr.co.uk>

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)