



3 Royal Mews Albion Road, Ramsgate  
£450,000

# 3 Royal Mews Albion Road

Ramsgate, Ramsgate

Miles and Barr are delighted to present this stunning, modern town house, within walking distance to the sea!

Internally on the ground floor this home has a large entrance, kitchen and a separate lounge, as well as downstairs W/C.

On the first floor you will find two double bedrooms, the largest of which is being used as a study at the moment, and a shower room.

The spacious top floor offers a small bedroom, two more double bedrooms and a bathroom.

Externally the home has a rear garden, mainly patio with some plants, and a garage with parking.

Council Tax band: D

Tenure: Freehold

- Private Rear Garden
- Walking Distance to the Sea
- Garage
- Parking
- Five Bedroom Townhouse





**Entrance**

**Entrance Hall**

**Lounge**

4.70m x 4.37m

**w/c**

0.99m x 2.01m

**Kitchen**

3.07m x 3.40m

**First Floor**

**Bedroom One**

4.37m x 3.10m

**Bedroom Two**

2.90m x 4.37m

**Shower Room**

2.92m x 2.15.19m

**Second Floor**

**Bedroom Three**

2.29m x 3.71m

**Bedroom Four**

2.01m x 2.92m

**Bedroom Five**

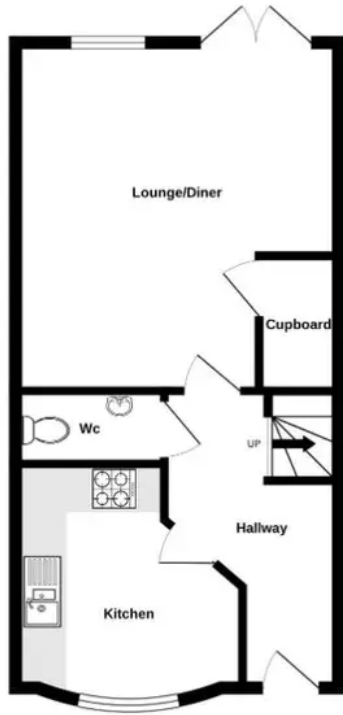
3.73m x 2.90m

**Bathroom**

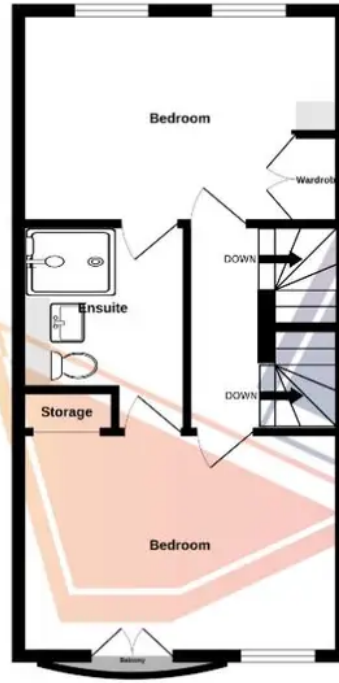
2.18m x 2.26m



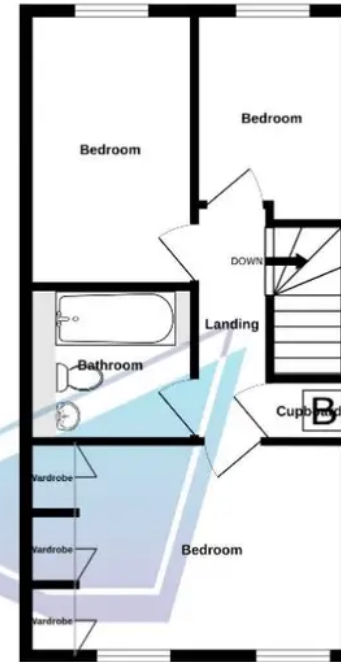
GROUND FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



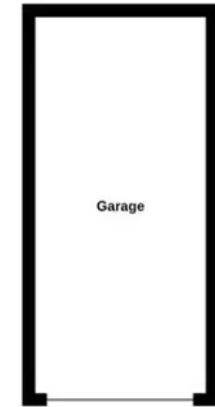
1ST FLOOR  
38.6 sq.m. (419 sq.ft.) approx.



2ND FLOOR  
38.8 sq.m. (419 sq.ft.) approx.



GARAGE  
13.3 sq.m. (143 sq.ft.) approx.



TOTAL FLOOR AREA : 129.6 sq.m. (1395 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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