



1 Wellesley Court, Ramsgate  
£240,000

# 1 Wellesley Court

Ramsgate, Ramsgate

Perfect First Time Buy or Investment... Miles and Barr are pleased to offer this three bedroom property to the market, moments from Ramsgate town centre, located in the quiet cul de sac of Wellesley Court. The property is well presented throughout with accommodation comprising; entrance hall, dining room, kitchen and downstairs WC. On the first floor is the living room, a double bedroom and the family bathroom, whilst on the third floor is a further two double bedrooms, the main with en suite shower room. There is allocated parking to the front. For your chance to view this property, call Miles and Barr today!

\nProperty Overview -

- Allocated Parking
- Close To Town Centre
- Three Bedroom Home
- Well Presented
- Ideal Investment
- Set Over Three Levels
- Excellent First Time Buy
- No Onward Chain





### **Bathroom**

Dimensions: 1.91m x 1.70m (6'03 x 5'07).

### **Entrance Hall**

### **WC**

### **Kitchen**

Dimensions: 2.79m x 2.03m (9'02 x 6'08).

### **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.

### **Dining Room**

Dimensions: 4.14m x 2.39m (13'07 x 7'10).

### **Ground Floor**

### **Lounge**

Dimensions: 4.14m x 3.40m (13'07 x 11'02).

### **Bedroom Two**

Dimensions: 2.13m x 1.83m (7'00 x 6'00).

### **En-Suite**

### **Bedroom One**

Dimensions: 4.65m x 4.14m (15'03 x 13'07).

### **Bedroom Three**

Dimensions: 2.92m x 2.11m (9'07 x 6'11).

### **Second Floor**

### **External**





## Miles & Barr

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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)