



16A Wickham Avenue, Ramsgate
£240,000

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Ramsgate, Ramsgate

NO FORWARD CHAIN - NEWLY REFURBISHED - FIRST FLOOR GARDEN FLAT - SOUGHT AFTER LOCATION. Miles & Barr are thrilled to be offering to the market this often sought but seldom found first floor purpose built maisonette nestled in one of Ramsgate's most highly sought after cul-de-sacs. Accommodation is deceptively spacious and boasts two large double bedrooms, living room to the front of the property with bay window, contemporary bathroom and newly fitted kitchen. There is also an extremely large loft above. The property is decorated to a very high standard by the current owners. Externally there is a private rear garden, which, with a little bit of attention would make a very secluded outdoor space. Towards the end of the road there is access to the stunning King George the VI memorial park. Call Miles & Barr Ramsgate today to arrange your viewings now!!!

MATERIAL INFORMATION
Length of lease : TBC
Annual ground rent amount : TBC
Ground rent review period : TBC
Annual service charge amount : TBC
Service charge review period : TBC
Council tax band : A
Tenure: Freehold

- Good size rear garden
- No forward chain
- Freehold flat
- New fitted kitchen
- Entry phone system
- New fitted Bathroom
- Ideal first time buy





Entrance

Lounge

Dimensions: 4.32m x 3.66m (14'2 x 12'0).

Kitchen

Dimensions: 3.66m x 2.67m (12'0 x 8'9).

Bedroom One

Dimensions: 3.84m x 3.66m (12'7 x 12'0).

Bedroom Two

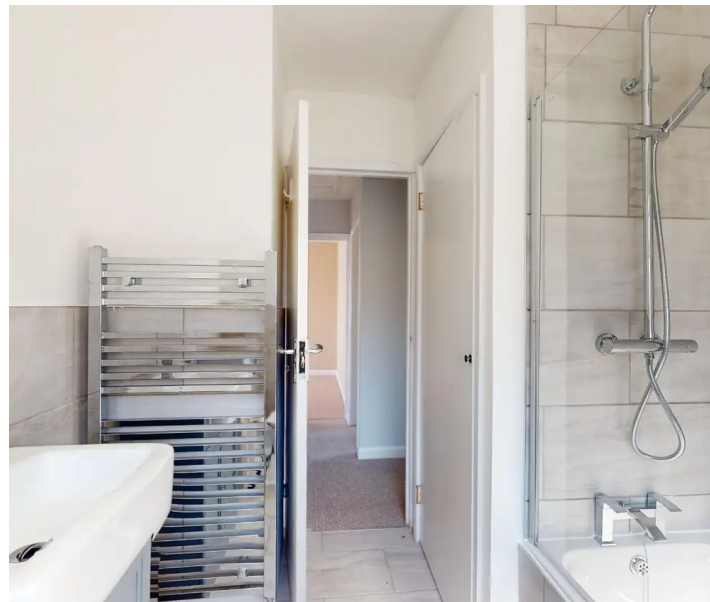
Dimensions: 3.63m x 2.72m (11'11 x 8'11).

Bathroom

Dimensions: 2.57m x 2.11m (8'5 x 6'11).

External

Rear Garden





GROSS INTERNAL AREA
 FLOOR 1: 26 sq. ft. FLOOR 2: 712 sq. ft.
 TOTAL: 738 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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