



Flat 3, 83 Addington Street, Ramsgate, Kent

In Excess of £250,000

Flat 3, 83 Addington Street

Ramsgate, Kent

NO FORWARD CHAIN – IDEAL FOR A HOLIDAY LET OR AS A HOME – STUNNING LOCATION AND VIEWS

This property is found within a charming, late 18th century Grade II listed building. It is ideal for a number of buyers including first time buyers, investors, retirement living and is currently being used as a holiday let by the current owner, ultimately it could make an ideal home. This property sleeps four people, with one double room and one twin room. The living room has curved sash windows which offer wonderful views of Ramsgate's bustling marina with a electric stove fire for cosy evenings in. There are two bedrooms spread over two floors and a family four piece bathroom suite.

The apartment is positioned in the heart of Ramsgate. You have a two-minute walk to Waitrose and a parade of other shops on the high street, while the restaurants, bars and pretty, pastel-coloured buildings on the Harbour front are just a stone's throw away, close enough to enjoy but far enough away to escape any noise from the area.

To arrange an appointment to view call the Ramsgate office of Miles and Barr now

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





Entrance
Leading to

Entrance Hall
Leading to

Lounge
12' 7" x 12' 7" (3.84m x 3.84m)

Kitchen
11' 1" x 7' 5" (3.38m x 2.26m)

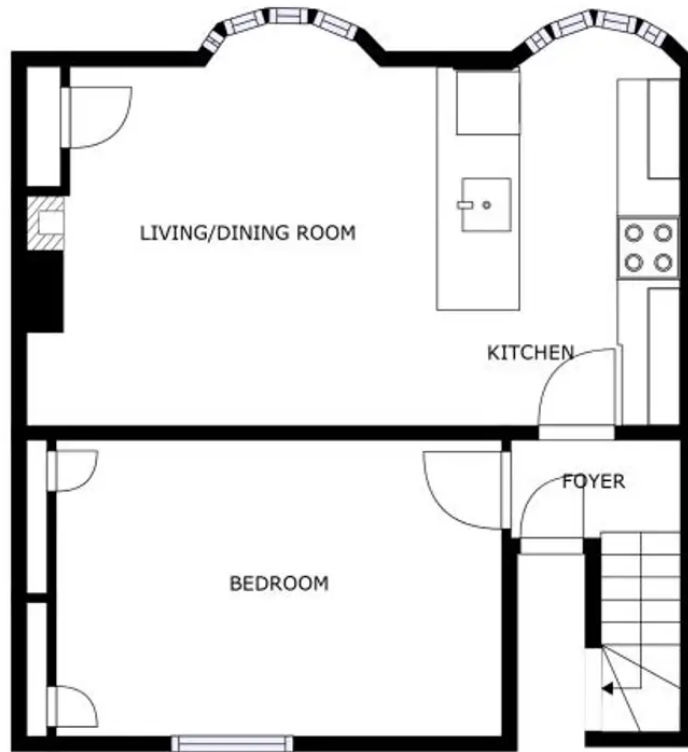
Bedroom One
13' 7" x 9' 3" (4.14m x 2.82m)

First Floor
Leading to

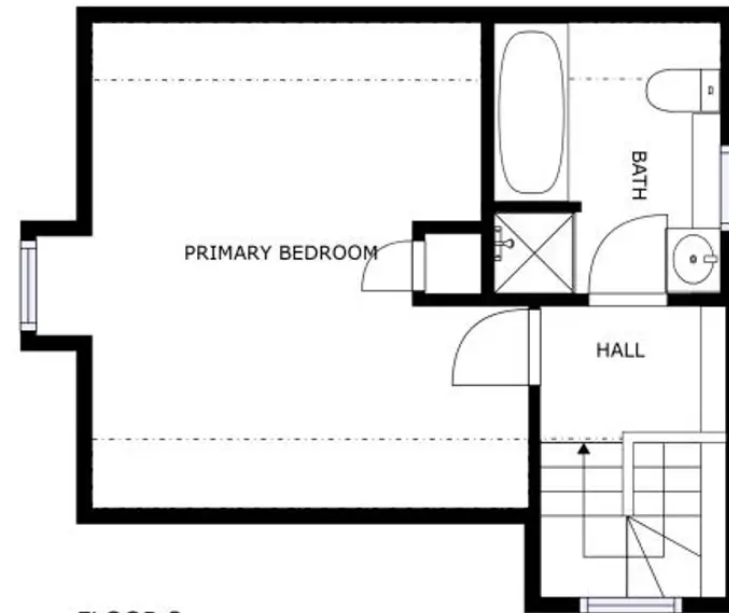
Bedroom Two
12' 0" x 14' 8" (3.66m x 4.47m)

Bathroom
7' 0" x 8' 8" (2.13m x 2.64m)





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 414 sq. ft, FLOOR 2: 255 sq. ft
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 63 sq. ft
 TOTAL: 668 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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