



Flat 7, 2 Millers Hill, Ramsgate
£225,000

Flat 7

2 Millers Hill, Ramsgate

OWN A PIECE OF HISTORY WITH THIS ICONIC BUILDING, WITH NO CHAIN! The apartment is located within the original mill building which was built back in 1865 and has Grade II Listed status. The apartment boasts an entrance hall, two bedrooms both with fitted wardrobes. A separate bathroom and an open plan kitchen / living / dining room. An allocated parking space also comes with the apartment. In our opinion the building has been converted and finished to an exceptionally high standard by Kent building contractors W.W Martin. The Smallbone bespoke kitchen has fitted Schuller units, Neff appliances, multi function oven, ceramic hob and extractor fan, integrated fridge freezer, integrated dishwasher and a tiled floor and splash back.

The bedrooms have Crittall double glazed windows, fitted wardrobes and are carpeted. The Reception room has Crittall double glazed windows and is carpeted. The bathroom is of a high quality with a bespoke bathroom suite, tiled and an electric towel warmer. The hallway cupboard has with provisions for washer / dryer. Heating Electric chrono-thermostatically controlled heaters.

Identification checks

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- No Chain
- Two Bedrooms
- One Bathroom
- Integral Appliances in The Kitchen





Entrance

Lounge / Kitchen / Diner
18' 2" x 15' 3" (5.54m x 4.65m)

Bedroom One
11' 11" x 11' 2" (3.63m x 3.4m)

Bedroom Two
9' 7" x 8' 9" (2.92m x 2.67m)

Bathroom
9' 3" x 8' 9" (2.82m x 2.67m)





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