



Flat 2, 44 Hardres Street, Ramsgate  
£175,000



## Flat 2

44 Hardres Street, Ramsgate

Miles & Barr are delighted to bring to the market this two bedroom, ground floor apartment within a short walk to Ramsgate town centre. Accommodation is accessed via your own front door and is well presented and exceptionally bright with open plan lounge/kitchen to the front of the property which benefits from bay window and fitted floor and wall units along with integrated appliances. Further down the hall is the bright master bedroom, family bathroom with low level flush W/C, wash hand basin and bath with shower attachment. Further down the hall is the second bedroom which is currently utilized as a dressing room. There is also access from the hall into your very own courtyard garden.

- Short walk to Ramsgate town centre
- Two bedroom ground floor apartment
- Modern kitchen
- Courtyard garden







### **Bathroom**

Dimensions: 2.64m x 1.45m (8'08 x 4'09).

### **Entrance**

### **Bedroom**

Dimensions: 3.05m x 2.82m (10'0 x 9'03).

### **Bedroom**

Dimensions: 3.68m x 2.08m (12'01 x 6'10).

### **External**

### **Lounge/Kitchen**

Dimensions: 3.78m x 5.26m (12'05 x 17'03).

### **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.



### **Rear Garden**



## 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)