



Flat 2, 31 Camden Square, Ramsgate
£155,000

Flat 2

31 Camden Square, Ramsgate

Introducing this charming one bedroom flat, ideally situated just a short stroll away from the bustling town centre and inviting seafront. Offering a desirable location, this property showcases a range of exceptional features, designed with contemporary living in mind.

This inviting flat boasts an open plan kitchen lounge diner, creating a spacious and versatile living area. Perfect for entertaining guests or enjoying quiet evenings at home, this harmonious space seamlessly blends style and functionality. The property's recent renovation guarantees a well maintained exterior, reflecting an appealing aesthetic. Exhibiting an attractive investment opportunity, this flat is currently utilised as an Air BNB, offering an attractive income stream.

Conveniently positioned in a highly sought after location, this property is certain to captivate discerning buyers or investors seeking a comfortable and contemporary living space. With its close proximity to both the vibrant town centre and the serene seafront, as well as the exquisite finishes and well considered layout, this flat represents a remarkable opportunity within the market.

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





Entrance Hall

Leading to

Kitchen/Lounge/Diner

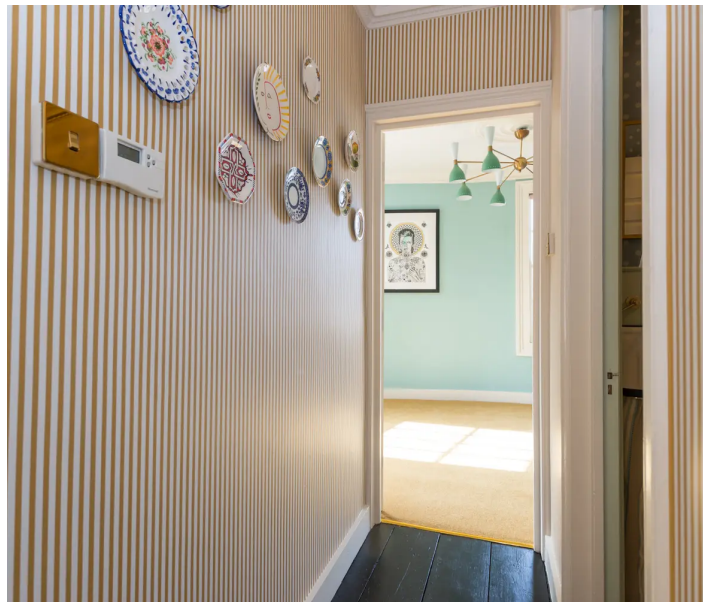
15' 1" x 16' 5" (4.60m x 5.00m)

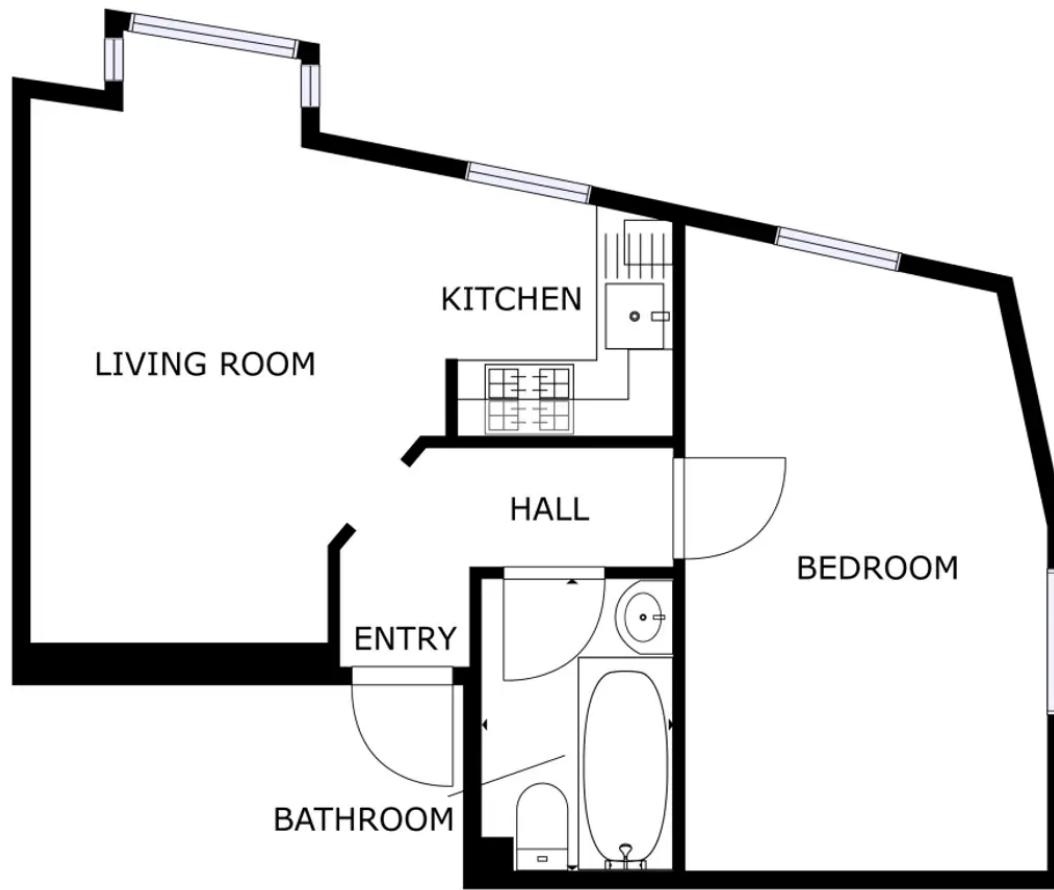
Bathroom

7' 7" x 4' 7" (2.30m x 1.40m)

Bedroom

9' 2" x 15' 9" (2.80m x 4.80m)





FLOOR 1

GROSS INTERNAL AREA
TOTAL: 387 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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure