



Flat 2, 1 Augusta Road, Ramsgate  
£170,000



## Flat 2

1 Augusta Road, Ramsgate

Balcony Apartment Miles and Barr are delighted to bring to the market this extremely spacious one bedroom first floor apartment in the heart of Ramsgate, just a short walk to Ramsgate town centre and sandy beach. Once in and via the communal entrance, the apartment offers accommodation comprising; hallway, kitchen, shower room, double bedroom, and generous lounge/dining area leading to the balcony. A great investment opportunity or first time buy, call Miles & Barr today to book your viewing! Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property

Tenure: Leasehold

- No Chain
- Large Living Area
- Balcony Apartment
- Double Bedroom
- Close To The Seafront





## First Floor

### Hallway

### Lounge/Diner

Dimensions: 7.24m x 5.66m (23'09 x 18'07).

### Balcony

### Bedroom One

Dimensions: 4.65m x 3.43m (15'03 x 11'03).

### Bathroom Two

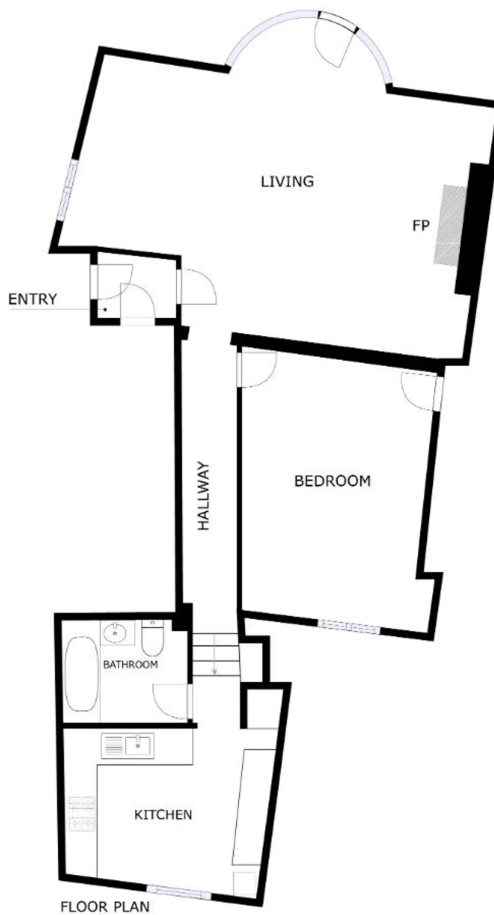
Dimensions: 2.31m x 1.80m (7'07 x 5'11).

### Kitchen

Dimensions: 3.89m x 3.02m (12'09 x 9'11).

### External





GROSS INTERNAL AREA  
FLOOR PLAN: 920 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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)