



17C LA BELLE ALLIANCE SQUARE
RAMSGATE

£675 PCM

- Unfurnished
- Spacious

- Second Floor
- Two Double Bedrooms

ABOUT

Miles and Barr are pleased to offer this two double bedroom second floor flat situated in an enclosed residential area and within walking distance to the Town Centre and seafront. The property comprises of a large lounge, a modern fitted kitchen with integrated cooker/hob and a bathroom with bath and shower attachment and a separate w/c. Further benefits also include gas central heating and double glazing. Sorry no pets. This property is available from Mid December. Call Miles & Barr to arrange your viewing today!

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria , Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

DESCRIPTION



47-49 Queen Street, Ramsgate, Kent, CT11 9EJ

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

