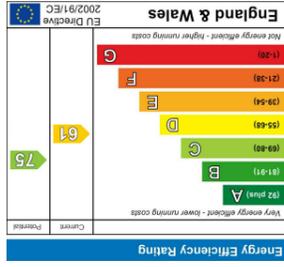
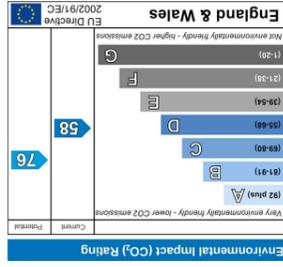


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



15 THE LEYS PRESTON ROAD
RAMSGATE

miles & barr
YOUR PROPERTY AGENT

51 Queen Street, Ramsgate, Kent, CT11 9EJ
t: 01843 570500 e: ramsgate@milesandbarr.co.uk

PROTECTED
propertymark
PROTECTED
gta
PROTECTED
relocation
network

The Property Ombudsman



15 THE LEYS PRESTON ROAD
RAMSGATE

£155,000

- Rural Village Location of Manston
- Ideal First time Buy or Rental Investment
- Lounge
- Kitchen
- Two Bedrooms
- Family Bathroom
- Allocated Parking
- No Onward Chain

LOCATION

To the west of Ramsgate there are some villages which benefit swift access to exit road routes from Thanet, making them ideal for those who commute further afield towards Canterbury, Ashford and beyond. Village life may suit those who want to live somewhere that has a greater sense of community, the first location when leaving Ramsgate is Cliffsend which sits on the edge of Pegwell Bay, it has a nature reserve and replica Viking Ship, it also is a short drive to the town or to Westwood Cross.

The village of Manston lies north of Cliffsend and historically had close links with the R.A.F as it was formally a military airport, now the planes have gone and all that remains is a Spitfire Museum and café alongside riding stables, caravan parks, country tracks and farmland. The small village is very well placed for road links to exit Thanet as well as a swift route to Birchington. Further to the west of Ramsgate are the villages of Minster and Monkton, popular due to their schools and community spirit. Being on the way to Canterbury these historic villages suit many as a location to drive from or alternatively a train can be caught from Minster to Canterbury West using the fast route to London St Pancras. Monkton is a considerably smaller and quieter village close by but regarded a very desirable location.

The local area offers great schools, countryside and coastline plus an array of golf courses.

ABOUT

TWO BEDROOM TOP FLOOR FLAT IN A SEMI RURAL LOCATION WITH ALLOCATED PARKING AND NO ONWARD CHAIN !!

The Leys is found close to the village of Manston and would be a great location for those requiring swift access to exit roads from the Thanet area or perhaps just would enjoy the scenic views and peace and quiet which exists. The property comprises its own front door leading to an entrance hall with storage and stairs leading to the landing opening to the lounge, separate kitchen, two double bedrooms and a bathroom. There is a good size loft space,, as well as allocated parking for one vehicle. Behind the Leys is a lovely park area ideal for children or pets to let off steam.

Lovers of the "Great Outdoors" will appreciate the footpaths & bridleways ideal for walking, running, exercising dogs and horse riding and then you may feel that you have earned yourself a visit to the popular Jolly Farmer public house for food and drink.

A local Tesco supermarket and petrol station are found on Manston Road and a short drive also gets you to Westwood Cross for a more comprehensive retail offer, Ramsgate railway station also offers a high speed link to London St Pancras.

To view this spacious flat please call Sole agents Miles and Barr on 01843 570500 -Open Seven Days a Week.

DESCRIPTION

Entrance

Entrance Hall

First Floor

Lounge 15' x 14' (4.57m x 4.27m)

Kitchen 12'5 x 11'0 (3.78m x 3.35m)

Bedroom One 14'9 x 9'6 (4.50m x 2.90m)

Bedroom Two 11'0 x 10 (3.35m x 3.05m)

Bathroom

Garden

