



**FLAT 3 4 PRIORY COURTYARD**  
**RAMSGATE**

**£775 PCM**

- Two Bedroom Apartment
- Private Gated Area

- Top Floor Apartment
- Central Location

## ABOUT

PURPOSE BUILT TOP FLOOR FLAT IN A GATED COMMUNITY. This exclusive and well appointed apartment comprises spacious open plan living with two bedrooms, the Master benefiting an en-suite, there is also a family bathroom plus communal gardens and allocated parking.

This desirable property is set within the grounds of the former Ramsgate Hospital and is accessed from Priory Road, it is both close to the sea front and an easy walk to Waitrose , the town centre and Royal Harbour, although the LOOP can be caught close by on West Cliff Road and connects with all of these as well as Ramsgate railway station which operates a high speed link to London St Pancras.

A short walk gets you to the sea facing Churchill Tavern great for socialising and a place to enjoy food and drink, Addington street is also close by with Vinyl Head music cafe, The Falstaff boutique hotel and restaurant, the community public house The Queen Charlotte, and on Nelson Crescent the prestigious Empire Rooms. Sorry no pets.

## 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 IV 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

Hallway

Bedroom One 12'6 x 12'5 (3.81m x 3.78m)

En Suite

Bedroom Two 10'3 x 9'4 (3.12m x 2.84m)

Lounge 17'8 x 14'1 (5.38m x 4.29m)

Kitchen 10'10 x 3'1 (3.30m x 0.94m)

Bathroom 7'6 x 5'10 (2.29m x 1.78m)



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