



FLAT 1 GRANVILLE COURT D'ESTE ROAD
RAMSGATE

£895 PCM

- Maisonette/ split level apartment
- Master with en-suite
- Sea views from 1st floor

- Three bedrooms
- Modern/ well presented throughout
- Secure, gated parking

ABOUT

THREE BEDROOM MAISONETTE/ SPLIT LEVEL APARTMENT WITH PARKING.

Miles & Barr are delighted to offer this three bedroom maisonette/ split level apartment situated close to the sea, benefiting from its own entrance and sea views from the first floor in Granville Court, Ramsgate. Apartments of this quality and specification are rarely available. The apartment is accessed via a private front door off a gated courtyard with residents parking where we are advised that the lease states that the apartment comes with the enjoyment of a right to park one vehicle. On entering through the front door there's a light and spacious hallway which leads to the modern, well appointed kitchen with integrated appliances, downstairs WC and a good size living room. The stairs lead up to a generous landing with all three bedrooms, the master benefiting from a en-suite shower room and sea views and the third bedroom benefiting from an integrated wardrobe. Further benefits include gas central, own entrance and neutrally decorated throughout. This property is available immediately. Council Tax Band C. Sorry no children or pets. Call Miles & Barr to arrange your viewing today!

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George 1V in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

DESCRIPTION

Entrance

Hallway

Lounge 12'3 x 10'1 (3.73m x 3.07m)

WC 4'3 x 2'8 (1.30m x 0.81m)

Kitchen 8'8 x 8'1 (2.64m x 2.46m)

First Floor

Landing

Bedroom One 12'1 x 10'2 (3.68m x 3.10m)

Ensuite 6'3 x 5'8 (1.91m x 1.73m)

Bedroom Two 12'1 x 8'8 (3.68m x 2.64m)

Bedroom Three 8'8 x 6'6 (2.64m x 1.98m)

Bathroom 6'10 x 6'5 (2.08m x 1.96m)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

