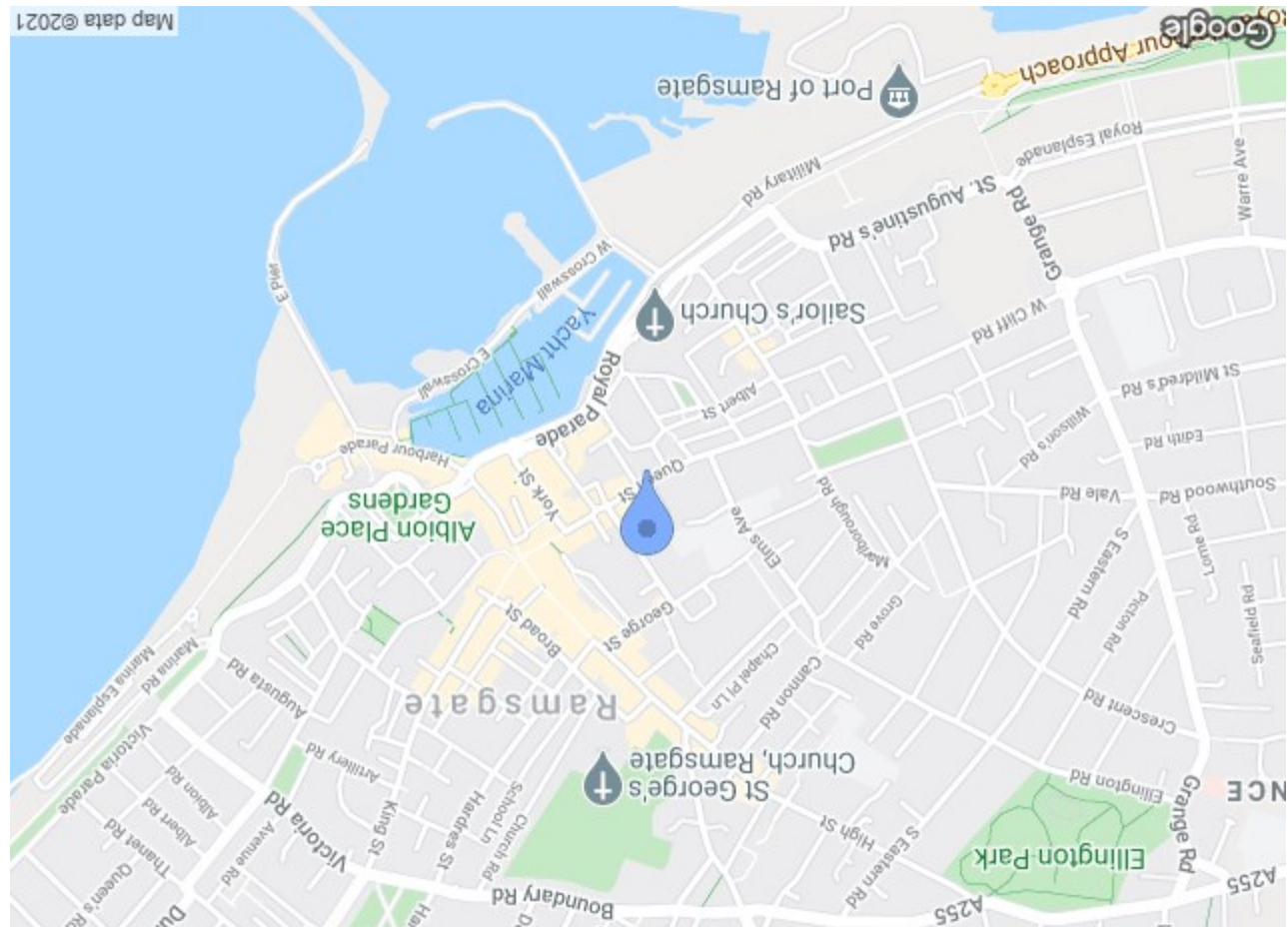


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	
84	84
Current	Possible



56 VYESON COURT QUEEN STREET  
RAMSGATE



51 Queen Street, Ramsgate, Kent, CT11 9EL  
01843 570500 e. [ramsgate@milesandbarr.co.uk](mailto:ramsgate@milesandbarr.co.uk)

**miles & barr**  
YOUR PROPERTY AGENT



56 VYESON COURT QUEEN STREET  
RAMSGATE

£150,000



- Offered with no forward chain
- Two bedroom retirement property
- Lift
- Warden assisted
- Social areas
- Rarely available
- Purpose built

## 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.

## ABOUT

OFTEN SOUGHT BUT SELDOM FOUND! SEA VIEW FROM BEDROOM!

Miles and Barr are delighted to be chosen to market this rarely available two bedroom assisted living retirement home located in the highly sought after Vyeson Court in the heart of the town centre with Waitrose opposite.

The property has been recently refurbished with new carpets throughout and offers a great size lounge/diner with fitted kitchen adjacent, bathroom and two double bedrooms, the master with built in wardrobes. In addition there is an on site manager, lift to all floors, communal lounge and laundry facilities as well as an emergency pull cord system, double glazing and electric heating. Externally the development offers its very own courtyard car park for multiple vehicles which can be accessed from Cliff Street.

Two bed properties within this popular modern development are rarely available so please call Miles & Barr today on 01843 570500 to book your early internal viewing.

## DESCRIPTION

Entrance

Lounge 14'9 x 12'2 (4.50m x 3.71m)

Kitchen 9'1 x 7'4 (2.77m x 2.24m)

Bedroom 20'8 x 8'7 (6.30m x 2.62m)

Bedroom 17'0 x 8'7 (5.18m x 2.62m)

Bathroom 7'1 x 5'6 (2.16m x 1.68m)

