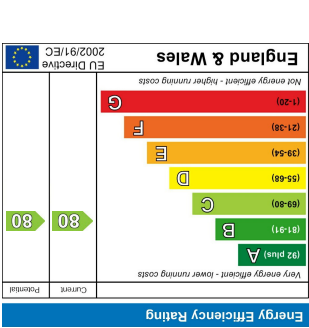


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



49 VYESON COURT, QUEEN STREET
RAMSGATE



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miles & barr
YOUR PROPERTY AGENT



49 VYESON COURT, QUEEN STREET
RAMSGATE

OFFERS IN EXCESS OF £90,000

- Offered with no forward chain
- One bedroom retirement apartment
- Walk in shower
- Laundry facilities
- On-site manager
- Lift to all falls
- Emergency pull cord system

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits from 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

Miles & Barr are privileged to bring to the market this rarely available, dual aspect, one bedroom retirement apartment nestled in the heart of Ramsgate town centre and opposite Waitrose.

The often sought after Vyeson Court was built approximately 14 years ago boasting modern communal areas that are well maintained throughout. Entrance to the building is via a secure entry phone system that opens into the communal hall and spacious residents lounge with the managers office adjacent. Externally there are also communal gardens and residents parking to the rear on a first come first served basis. The lift offers access to all floors with the apartment situated on the third floor. Accommodation is exceptionally well-kept and opens into an internal hall. From here there are doors leading into the dual aspect sitting room with views over Queen Street and Cliff Street. The kitchen is adjacent to the lounge and is finished to a modern style with fitted flooring, wall units, hob, oven and inset sink. Off the hall you'll also find the double bedroom which has a built in wardrobe. The bathroom is fully tiled and comprises of a low level flush W/C, wash hand basin and shower cubicle with small step up.

Other benefits to the property include a guest bedroom to allow visitors to stay over night and weekly functions for and by the residents located in the communal areas along with refreshment facilities such as a kitchenette. The communal laundry facilities include washers, dryers and ironing facilities all of which are included in the monthly fees and water rates.

The property is available chain free and early viewing is recommended. Call Miles & Barr today on 01843 570500.

DESCRIPTION

Entrance

Communal Area

Third Floor

Sitting Room 23'5 x 11'0 (7.14m x 3.35m)

Kitchen 7'7 x 7'2 (2.31m x 2.18m)

Bedroom 17'3 x 10'1 (5.26m x 3.07m)

Shower Room 6'10 x 6'5 (2.08m x 1.96m)

