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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:



Energy Efficiency Rating	
Current	Potential
<div><div></div></div> 88	<div><div></div></div> 67
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

A (92 plus)	B (81-91)	C (69-80)	D (55-68)	E (39-54)	F (21-38)	G (1-20)
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28 BELMONT ROAD, RAMSGATE



28 BELMONT ROAD
RAMSGATE

£230,000

- Two Bedrooms
- Good Condition
- Gas Central Heating
- Close Proximity To The Station
- Ramsgate

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 11 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

Terrific Two Bed Terrace Miles and Barr are pleased to offer to the market this well presented two bedroom period home. The accommodation is comprised of an open plan lounge/diner and a modern fitted kitchen downstairs. Upstairs there are two double bedrooms and a well finished family bathroom. The property also has a good sized rear garden and benefits from gas central heating and double glazing throughout. The property is located in a sought-after residential area in Ramsgate close to local amenities and within close proximity of Ramsgate mainline train station with its high speed links to London. FOR MORE INFORMATION OR TO ARRANGE A VIEWING CALL MILES AND BARR 7 DAYS A WEEK ON 01843 570 500.

DESCRIPTION

- Ground Floor
- Entrance
- Dining Room 14'01 x 11'05 (4.29m x 3.48m)
- Lounge 10'08 x 11'02 (3.25m x 3.40m)
- Kitchen 12'03 x 7'09 (3.73m x 2.36m)
- First Floor
- Bedroom One 14'02 x 11'03 (4.32m x 3.43m)
- Bedroom Two 11'04 x 8'04 (3.45m x 2.54m)
- Bathroom/WC 8'07 x 7'09 (2.62m x 2.36m)
- Exterior
- Garden

