

01843 230 960

www.lovetts.net



Price
£150,000

Leasehold - Share of Freehold

2 x 

1 x 

1 x 

**Addington Street,
Margate, CT9 1QU**

Making an ideal first time buy this two bedroom ground floor flat is ideally placed to provide easy access to Margates old town + beaches and is available for immediate viewing. The accommodation comprises; entry, via an entry-phone system, to a communal Hall with a door opening to the flat. Once inside there is a shallow Hall giving access to all rooms. The Lounge has a bay window to the front and gives access to the Kitchen, which has fitted wall and base units and fitted electric oven with hob over. There are two double Bedrooms, one benefitting from fitted wardrobes. The Bathroom is fitted with a white three-piece suite. Early viewing highly recommended.



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Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





- EPC - D
- First floor
- Double glazed
- Vacant possession
- Good Transport Links
- Close to local amenities
- 0.6 Miles To Train Station
- Close To Dane Park
- Walking distance to Margate old town



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Addington Street, Margate, CT9
Total Floorplan Approximately – 74m²

Bedroom 1 - 3.48m x 2.46m
Bedroom 2 - 2.67m x 2.99m
Lounge / Kitchen - 4.17m x 2.77m
Bathroom - 2.46m x 1.40m

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection



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