

01843 230 960

[www.lovetts.net](http://www.lovetts.net)



## Price

£125,000

## Leasehold

2 x 

1 x 

1 x 

**High Street, Margate,  
CT9 1JX**

**\*\* 3D Virtual Walkthrough Now Available! \*\***

Making an ideal first time buy this two Bedroom, second floor, purpose built apartment is being offered with vacant possession and no onward chain. The accommodation comprises; entry from the ground floor to a communal Hall with stairs up to the flat. Once inside, there is a Hall running through which gives access to all rooms. The primary Bedroom to the front boasts three built-in cupboards while the second, to the rear has the one. The Lounge, has a window to the front, a gas fire set in a tiled surround and a door to the basic Kitchen. this has some fitted units, a gas point for a cooker and a door to the small outside Balcony. Finally, the Bathroom comes with a Shower cubicle, low level WC and a wash hand basin set in a vanity unit.

We hold keys and can offer immediate viewings within working hours.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
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 Rating - C
- Second Floor Apartment
- Vacant Possession
- No Chain
- In Need of Some Modernisation
- Ideal First Time Buy
- Close To Local Amenities
- 0.6 Miles To Train Station




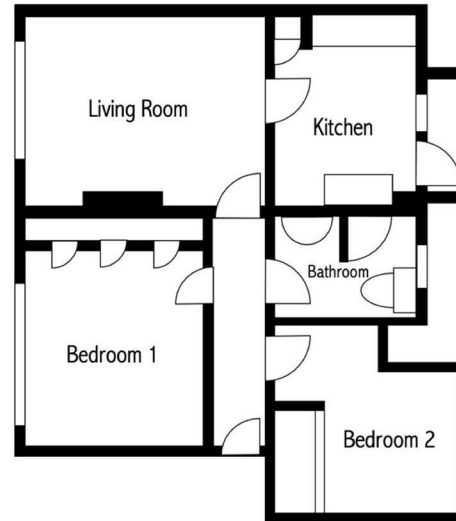
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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High Street, Cliftonville,  
Margate, CT9 1JX  
Total Floor Area Approximately - 58 m<sup>2</sup>

- Lounge - 4.37m x 3.62m
- Bedroom 1 - 3.50m x 3.15m
- Kitchen - 3.62 x 2.64m
- Bedroom 2 - 3.37m x 3.33m
- Shower Room - 2.64m x 1.75m

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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