

01843 230 960

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



## Price

£220,000

## Leasehold

2 x 

1 x 

1 x 

**Devonshire Gardens,  
Margate, CT9 3AE**

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

Located within one of Cliftonville's most desirable Avenues, just a few minutes away from the local shops and also sea front. This two Bedroom ground floor apartment is in need of some internal redecoration and is being offered with vacant possession and no forward chain. The accommodation comprises; entry, via an entry-phone system, to a communal Hall leading down to the apartments entrance. Once inside, there is a spacious Hall giving access to all rooms as well as housing a built-in double cupboard for storage. The open plan Lounge/Diner with windows to the side + rear and a door to the newly fitted and never used Kitchen. This has fitted high gloss wall/base units with surrounding tiling, fitted fridge/freezer, electric double oven & hob with extraction over and tiled flooring. Of the two Bedrooms, they are both doubles. Finally, the Shower room comes with a cubicle, wash hand basin set in a vanity unit and a separate low level WC. As we hold keys immediate viewing during office hours is available.



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 - E
- Ground Floor Apartment
- Garage En-Block
- Vacant Possession
- Brand New Kitchen
- Desirable Location
- Close To Local Amenities
- Viewing Reccomended
- In Need Of Modernisation



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	48	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Devonshire Gardens,  
Margate, CT9 3AE**

- Lounge: 7.32m x 3.35m
- Kitchen: 2.44m x 3.35m
- Bedroom 1: 3.05m x 4.11m
- Bedroom 2: 2.74m x 3.05m
- Shower Room: 2.13m x 1.52m
- Toilet: 2.13m x 0.61m

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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