

01843 230 960

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



## Price

£120,000

## Leasehold

2 x 

1 x 

1 x 

**Roselawn Gardens,  
Margate, CT9 5JD**



Although in need of internal modernisation, we are pleased to offer this two-bedroom ground floor retirement apartment (for over 55s), located on the outskirts of the traditional seaside town of Margate. The property features entry via a Communal hall, with a private door leading into the flat. Once inside, a Hallway guides you to each room.

The Lounge with a large window at the front of the property and connects to the Kitchen, which includes fitted wall and base units, plumbing for a washing machine, and space for an upright fridge/freezer. Both bedrooms are situated at the front, with the primary bedroom being a spacious double and having a built in wardrobe. Opposite the bedrooms, you will find a large shower room and a closet offering ample storage space.

Additional benefits include a secure fob entrance and phone entry system for added security and convenience.



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 -
- 0.8 Miles to Train Station
- Vacant Possession
- First Floor Apartment
- Retirement Home Over 55's
- Communal Gardens
- Close To Local Amenities
- Shower Room And WC
- Two Bedrooms



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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>		
(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>		
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