

01843 230 960

www.lovetts.net



Price

£55,000

Leasehold

1 x 

1 x 

1 x 

**Cobbs Place,
Margate, CT9 1JF**

Although needing internal modernisation we are pleased to offer this one bedroom second floor Retirement apartment located in the popular Margate 'Old Town'. The property comprises; entry via a Communal Hall with access to either stairs or a lift to the flat. Once inside, there is a Hallway leading through to each room. The Lounge has two large windows to the rear of the property and an opening into the Kitchen. This has fitted wall/base units, plumbing for a washing machine and a space for an upright fridge/freezer. The double Bedroom has a window also to the rear. Lastly the fully tiled Bathroom comes with a matching three-piece suite with wash hand basin.

Sold with vacant possession. Internal pictures to follow.



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 - C
- Second Floor with Lift
- Leasehold
- Located in Margate Old Town
- Residents Parking
- Close to local Amenities



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Homefern House, Margate, CT9 1JF
Total Floor Plan Approximately –115m²

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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