

01843 230 960

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



**PCM**

**£975 PCM**

3 x 

1 x 

1 x 

**Godwin Road,  
Margate, CT9 2HG**

Lovetts are pleased to be marketing this newly refurbished split level, three Bedroom top floor apartment located close to the sandy beaches of Margate. The property comprises; entry via a communal door with stairs leading to the flat. Once inside stairs lead to a single bedroom at the back of the property, further stairs lead to a hallways giving access to the large primary bedroom which also faces the rear of the property. The bathroom is tiled floor to ceiling and fitted with a 3 piece suite. To the front of the apartment you will find the open plan Living room/Kitchen with to the front. The Kitchen has fitted wall and base units with surrounding tiling, plumbing for a washing machine and there is also an integrated oven with an electric hob over. The third double bedroom is located at the top of the property.



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 - D
- Close to local amenities
- Split-Level Apartment
- Available Now
- Close To Shops
- First Floor Apartment
- Close to Beach
- Three Bedrooms
- 1.3 Miles To Train Station



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





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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

