

01843 230 960

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## Price

£159,995

## Leasehold - Share of

1 x 

1 x 

1 x 

The Parade, Margate,  
CT9 1EX

Located within the heart of Margate Old Town this one Bedroom first floor apartment is available for immediate viewing (subject to tenant access)

This property is on the first floor and offers a double Bedroom followed by a very large front room with sea view's.

Located just a short stroll from the beach, local shops, trendy cafes, and excellent transport links, this property is ideal for a coastal lifestyle.

This property is currently let at £8700 p/a but the Landlord is serving notice to give vacant possession if requested.

Please contact one of our Agents on 01843 230 960 to arrange a viewing, properties in the Old Town do not hang around for long!



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
- Margate Old Town Location
- Sea Views
- Close To Amenities
- Desirable Location
- First Floor Apartment
- Close To Margate Sands
- 0.6 Miles To Train Station
- Could Be Sold With Vacant Possession




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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		
	68	77
<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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**The Parade,  
Margate, CT9 1EX**

Total Floor Area  
Approximately - 48m<sup>2</sup>

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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