

01843 230 960

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



## Price

£165,000

## Leasehold

2 x 

2 x 

1 x 

**Cornwall Gardens,  
Margate, CT9 2JE**



Lovetts are delighted to present this two-bedroom ground floor apartment, located on the outskirts of the picturesque seaside town of Margate. While some internal modernisation is required, this property offers an excellent opportunity for those seeking to add their personal touch and create a comfortable home.

With its own private entrance, the apartment features a generously sized lounge that seamlessly flows into an open-plan kitchen. The kitchen is equipped with fitted wall and base units with surrounding tiling. It also includes a fitted electric oven/hob with an extractor hood and plumbing provisions for a washing machine.

The apartment comprises two bedrooms, both conveniently situated at the rear of the property and boasting built-in wardrobes. The primary bedroom benefits from an en-suite shower room, adding a touch of luxury to the living space. Additionally, there is a fully tiled bathroom positioned in the middle of the apartment, showcasing a matching three-piece suite with a wash hand basin.

This ground floor apartment presents an excellent opportunity for those willing to undertake some internal modernisation and transform it into a cozy seaside retreat. Located in the outskirts of Margate, residents can enjoy the charm of a traditional seaside town while still being within easy reach of local amenities and attractions.



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
- Ground Floor
- Close to local Amenities
- Open plan Lounge/Kitchen
- Vacant
- Two double Bedrooms
- Lots of Potential
- Good Transport Links
- Private Entrance



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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>		
(55-68) <b>D</b>		
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**Cornwall Gardens, Margate, CT9 2JE**  
Total Floor plan approximately – 65m<sup>2</sup>

- Living Room: 3.07m x 4.49m
- Kitchen: 2.63m x 2.62m
- Bedroom 1: 3.36m x 3.09m
- Bedroom 2: 4.505 x 2.649
- Bathroom: 1.92m x 1.77m
- En-Suite: 1.27m x 1.19m

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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