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## Market Place, Margate, CT9 1ER

**£950 PCM**

Located within the centre of 'Margate Old Town', this two Bedroom apartment is located on the first floor and is available for immediate viewing. The accommodation comprises; entry into a Communal Hall with stairs up to the flat. Once inside there is hall running through giving access to all rooms. There is a large Lounge which faces to the square, opposite you will find the Kitchen that has fitted wall base units with surrounding tiling, fitted electric oven/hob with extractor hood over and plumbing for a washing machine. There are two double Bedrooms, one to the rear, the other to the side. Finally the fully tiled Bathroom, in the middle of the apartment, comes with a matching three-piece suite with wash hand basin.

\*More pictures to follow\*



# Market Place, Margate, CT9 1ER

**Living Room 11'76x14'23 (3.35mx4.27m)**



**Kitchen 11'80x5'86 (3.35mx1.52m)**



**Bathroom 11'71x4'93 (3.35mx1.22m)**

**Hallway 18'09x4'00 (5.72mx1.22m)**

**Bedroom 1 11'79x9'02 (3.35mx2.79m)**

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	
<b>39</b>	<b>70</b>
England & Wales	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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Bedroom 2 16'32x9'83 (4.88mx2.74m)**

