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Offers in the region

of ~~£~~77,000

Leasehold

2 x 

2 x 

1 x 

Wherry Close,  
Margate, CT9 4BP

Available Now. This well presented two Bedroom first floor flat benefits from en-suite to the Main Bedroom, is located within a highly sought after modern development. The accommodation comprises; entry, via an entry phone system, to a communal Hall with stairs up to the flat. Once inside, there is a Hall running through giving access to all rooms and housing one useful storage cupboard. The open-plan Lounge/Diner has double doors opening to a Juliet Balcony. There is an opening into to the Kitchen which has fitted wall/base units with surrounding tiling, integral fridge/freezer, washing machine and dishwasher, fitted electric oven with gas hob and stainless steel extraction hood over. The main Bedroom, benefits from an en-suite Shower Room with cubicle, wash hand basin and WC. The second Bedroom faces the front of the property. Finally, the half tiled Bathroom has a matching white three-piece suite.

CALL US NOW 01843 230960 OR 01843 848382



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 - B
- Available Now
- First Floor Apartment
- Allocated Parking
- Close to local amenities
- Great Condition
- Vacant Possession
- Close To WWX
- Good Transport Links



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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>	<b>82</b>	<b>82</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>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>		
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