

**Price** 

£172,000

Leasehold



2 x



**Zion Place, Margate,** CT9

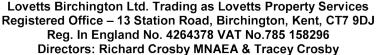
Lovetts are pleased to bring to market this two Bedroom purpose built flat, located on the second floor and is available for immediate viewing. The accommodation comprises; entry into a communal Hall with either stairs or a lift giving access to the second floor. Once inside, there is a Hall running through giving access to all rooms and housing a spacious storage cupboard. The open plan Lounge/Kitchen has fitted wall/base units with surrounding tiling, integrated fridge/freezer, a 5 ring gas hob with extraction hood over and an electric oven below. There is also plumbing for a washing machine. The Primary Bedroom has a built-in wardrobe and an en-suite shower room with tandem cubicle, WC and wash hand basin. The second Bedroom to the rear offer sea views. The Bathroom has a matching white three-piece suite with three quarter height tiling. The whole flat is laminate floored and there is one allocated parking space. AVAILABLE NOW!!!











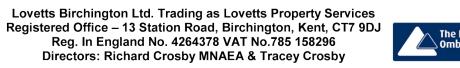


















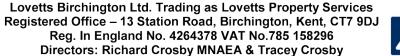
- EPC Rating B
- Double Glazed
- En-suite Shower room
- Gas C/heating
- Viewing Highly Recommended
- Available Now
- Lift Access
- Allocated Parking











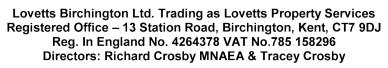


















Current

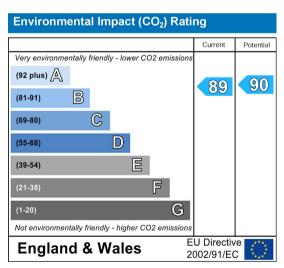
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EU Directive

2002/91/EC

Potential

83







Zion Place, Margate, Kent, CT9 1RA

- Reception: 13'91" x 17'05"

- Bedroom 1: 16'85" x 9'42"

- Ensuite: 10'45' x 3'96"

- Bedroom: 2 11'95" x 8'23"

- Bathroom: 6'15" x 6'35"

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





**Energy Efficiency Rating** 

Very energy efficient - lower running costs

В

Not energy efficient - higher running costs

**England & Wales** 

C

(92 plus) A

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)







