



**Price**

£172,000

**Leasehold**

2 x 

2 x 

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!!!



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







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



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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 their own inspection

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>	<b>89</b>	<b>90</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		
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