



**Price**

£249,000

**Freehold**

1 x 

1 x 

1 x 

**Fort Crescent,  
Margate**



Nestled in the charming area of Fort Crescent, Margate, this beautifully refurbished ground floor apartment offers a delightful living experience. Spanning an impressive 473 square feet, the property features one spacious reception room, perfect for relaxation or entertaining guests. The well-appointed bedroom provides a serene retreat, while the modern bathroom ensures comfort and convenience.

One of the standout features of this apartment is its own private rear garden, an ideal space for enjoying the fresh air or hosting summer gatherings. Additionally, the property boasts direct views of the vast sea, allowing you to bask in the beauty of coastal living right from your home.

This residence is perfect for those seeking a tranquil lifestyle by the sea, with the vibrant culture and amenities of Margate just a stone's throw away. Whether you are a first-time buyer or looking for a charming rental, this apartment presents an excellent opportunity to embrace the coastal charm of Margate. Don't miss the chance to make this stunning property your own.

The Freehold interest consisting of ALL three units within this building IS AVAILABLE.









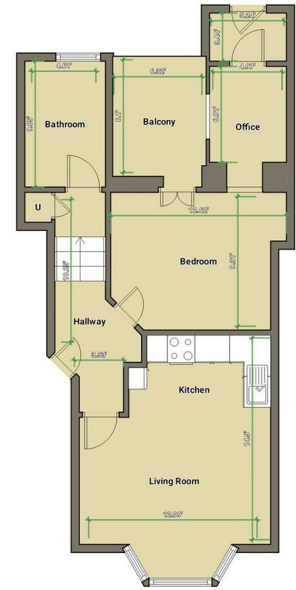
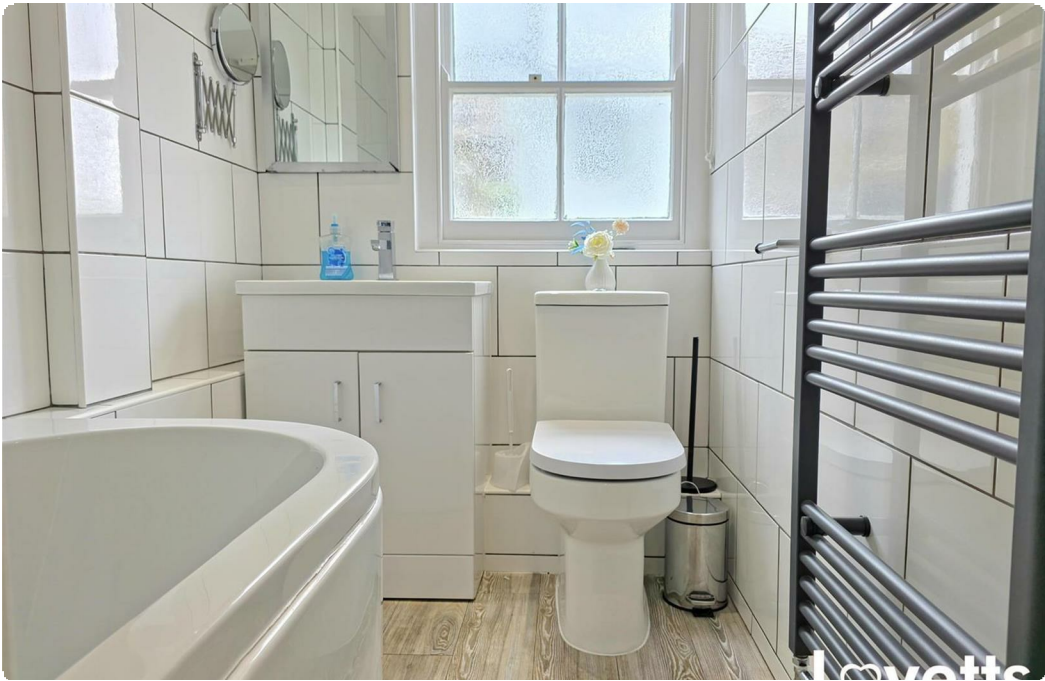
- EPC Rating - C
- Ground Floor Apartment
- Own Rear Garden
- Tastefully Refurbished
- Vacant Possession
- Direct Sea Views












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 