



## Price

£210,000

## Leasehold

2 x 

1 x 

1 x 

**Fort Hill, Margate**



Lovetts are proud to present this beautifully located Two-Bedroom seaside apartment, just moments from Margate's iconic beach and the bustling Old Town.

Situated on the second floor with secure intercom entry, this well-maintained apartment offers a fantastic coastal lifestyle. On entering, a spacious Hallway leads to all principal rooms. The light-filled Living Room sits to the rear, seamlessly connected to a functional open plan Kitchen featuring fitted wall and base units, an electric oven and hob, plumbing for a washing machine, and space for a fridge/freezer.

There are two generously sized double Bedrooms, one positioned to the rear and the other to the side of the apartment offering comfortable and flexible living arrangements. Completing the accommodation is a contemporary Bathroom with a modern three-piece suite and shower over bath.

Perfectly placed for beach lovers and those seeking convenient access to Margate's popular cafes, galleries, and transport links, this charming apartment makes an ideal home or investment.











- EPC Rating - D
- Second Floor
- Walk Away From Margate Seafront
- 0.8 Miles To Margate Train Station
- Desirable Location
- Available Now
- Vacant Possession
- Good Transport Links
- Great Opportunity









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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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