



**PCM**

**£820 PCM**

2 x 

1 x 

1 x 

**Ethelbert Crescent,  
Margate, CT9 2AY**

Located on the ground floor and offer great sea views this two Bedroom apartment is available end of August. The accommodation comprises; entry via an entry phone system to a communal Hall with a door then to the flat. Once inside there is a Hall running through giving access to all rooms. To the front you will find the Lounge which is open to the Kitchen area having fitted wall/base units with surrounding tiling, fitted electric oven+hob and plumbing for a washing machine. To the rear you will find two Bedrooms and the Bathroom having a matching three piece suite.






- EPC rating - D
- Near to beach
- Sea views
- Ground floor
- Available End Of August
- Good transport links
- Close to local amenities
- Two Bedrooms





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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 CO2 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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