



**PCM**

**£895 PCM**

2 x 

1 x 

1 x 

**Dalby Square,  
Margate, CT9 2ER**



Available now, this two bedroom apartment is located in the popular town of Cliftonville. The property comprises; entry via a communal door with stairs leading to the flat. Once inside there is a Hall giving access to all rooms. To the front of the property is the open plan Living Room and Kitchen. This has fitted wall base units with surrounding tiling, fitted electric oven/hob with extractor hood over and plumbing for a washing machine. The first larger Bedroom is to the rear, the second single is to the front. Lastly, the Bathroom comes with a bath, wash hand basin and WC.





- EPC Rating - C
- Available Now
- Council Tax Band A
- First Floor Apartment
- Gas Central Heating
- Close to local amenities





#### 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 CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	