

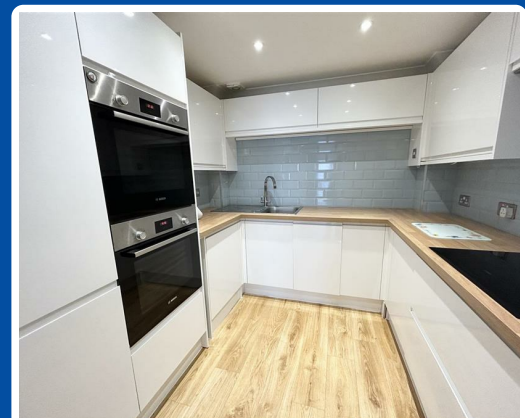


Fort Hill, Margate, CT9 1PD

£1,200 PCM

Located within a short walk from both the Historic Margate Old Town and Pier this two Bedroom second floor purpose built flat will be available for occupation soon. The accommodation comprises; entry from the rear of the building to a communal Hall with a lift up to the second floor. Once inside the flat there is a spacious Hall that houses a useful storage cupboard and an airing cupboard. The Lounge/Diner has a door/window to a Juliet Balcony that looks onto Fort Hill. There is a doorway opening into the the Kitchen that has fitted wall/base units with surrounding tiling, fitted electric double oven + hob and both a washing machine and tumble dryer, not to mention a wine cooler too. There are two good size Bedrooms and a Shower Room that consists of a cubicle, lover WC and a wash hand basin.

FURTHER DETAILS TO FOLLOW SHORTLY



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Lounge/Diner 12'10" x 16'1" (3.931 x 4.907)



Kitchen 8'3" x 8'5" (2.540 x 2.575)

Bedroom 1 15'7" x 9'0" (4.773 x 2.753)



Bathroom 5'1" x 7'8" (1.566 x 2.356)

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	