

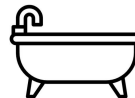


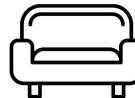
Price

£225,000

Leasehold - Share

2 x 

1 x 

1 x 

**Fort Hill, Margate,
CT9 1PD**

Located within a short walk from both the Historic Margate Old Town and Pier this two Bedroom second floor purpose built flat and could be offered with vacant possession and no forward chain. 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.



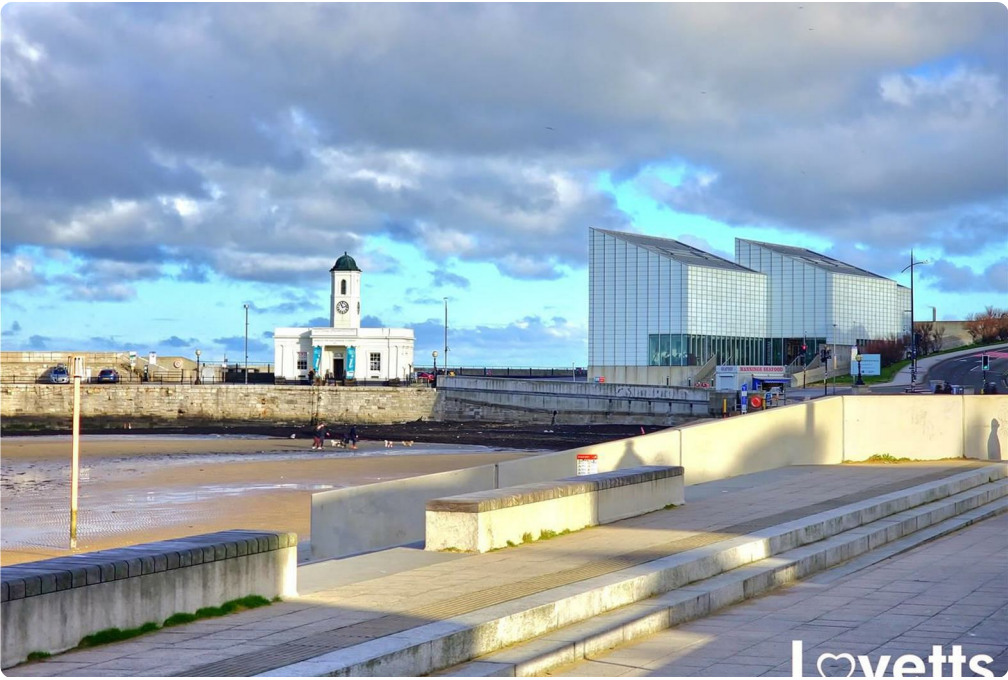




- EPC Rating - C
- Second Floor Apartment
- Close to Old Town/Beach
- Electric Heating
- Good Transport Links
- Good Dec. Order
- 0.6 Miles To Train Station
- Lift To All Floors







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		
	76	82
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	

