

01843 230 960

[www.lovetts.net](http://www.lovetts.net)



## Price

£225,000

**Leasehold - Share of Freehold**

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 will 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.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby





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



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| 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>                            | 76                      | 82        |
| (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>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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