



**Flat 4, 16 Norfolk Road, Margate, CT9 2HY**  
**£160,000**



## Flat 4, 16 Norfolk Road, Margate, CT9 2HY £160,000

Embrace coastal living at its finest with this newly refurbished two-bedroom flat, nestled on Norfolk Road in the sought-after area of Cliftonville. Just a short, leisurely stroll to the seafront, this residence combines modern luxury with the timeless charm of the coastal lifestyle.

**Contemporary Elegance:** This home has undergone a comprehensive internal refurbishment, showcasing a perfect blend of modern aesthetics and classic comfort. Step into a space that exudes sophistication and a fresh, welcoming ambiance.

**Versatile Living Spaces:** The flat features a spacious lounge, creating an inviting area for relaxation or entertaining guests. The well-appointed kitchen offers both functionality and style, providing the perfect backdrop for culinary creativity.

**Tranquil Bedrooms:** Discover two bedrooms adorned with new carpets, offering a serene retreat for a good night's rest. Thoughtfully designed and tastefully decorated, these rooms elevate your living experience.

**Modern Bathroom:** The contemporary bathroom adds a touch of luxury, providing a rejuvenating space to unwind and refresh. Every detail has been carefully considered to enhance your daily routine.

## Description

Zest Homes Sales and Lettings Ltd are pleased to offer this two bedroom first floor apartment located within walking distance of Cliftonville sea front.

Accommodation comprises of two bedrooms, kitchen, bathroom and living room.

The current tenants have lived in the property for some time and would like the opportunity to remain.

Tenure: Leasehold

Lease Details:

99 years from 17th June 2014

Ground Rent:

£150 per annum ( doubling every 33 years )

Service Charge: TBC

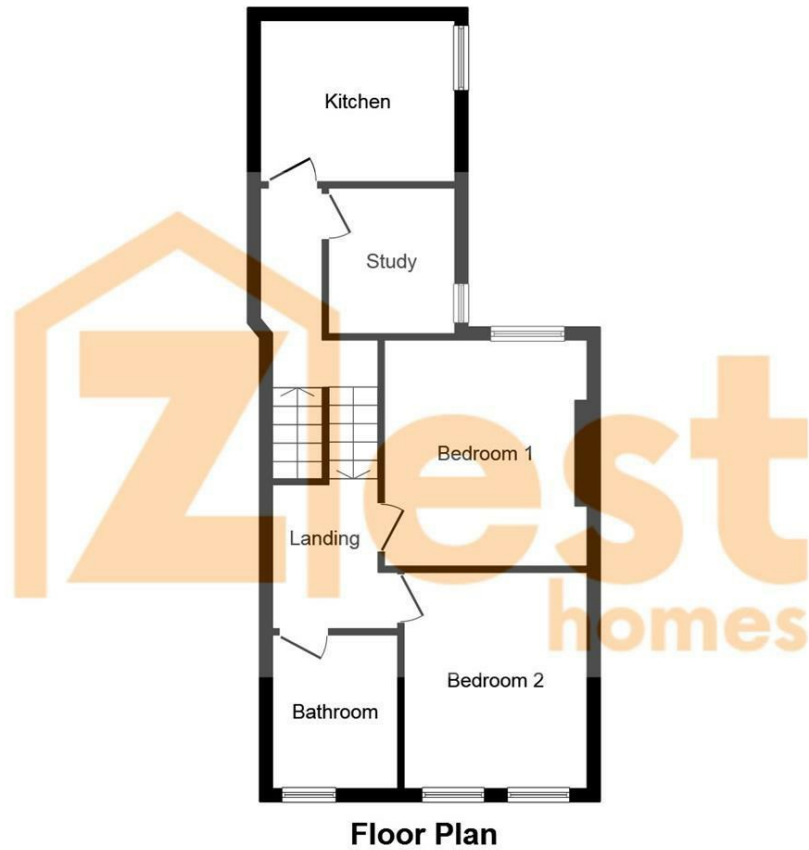
Council Tax Band: A

## Situation

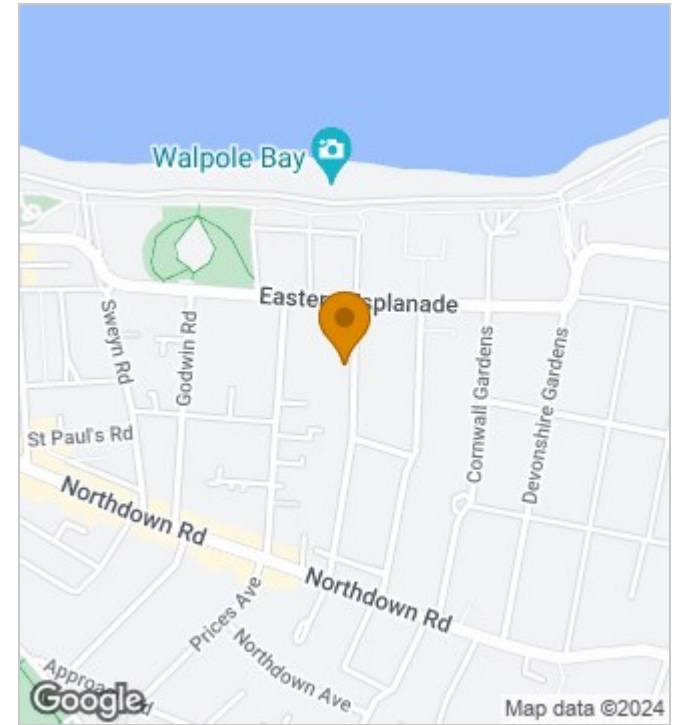
Norfolk Road, is located in the popular seaside town of Cliftonville, Margate.

Located approximately a 10 minute drive to neighbouring towns of Ramsgate, Broadstairs, and Birchington. The road links to London via the A299 Thanet Way and M2 Motorway are easily accessible





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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>			<b>77</b>
(55-68) <b>D</b>		<b>64</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	

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