

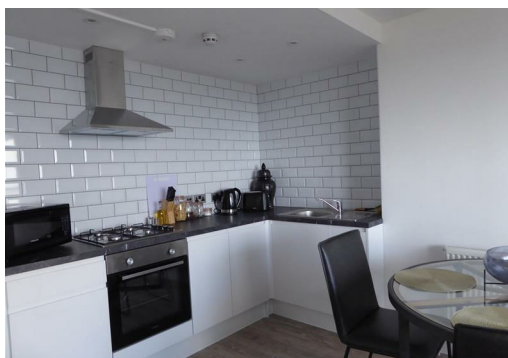
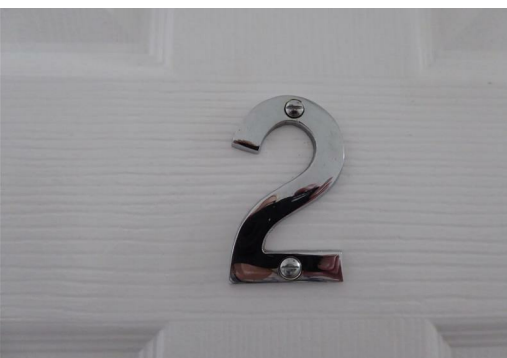


## 18 Fort Crescent, Margate, CT9 1HX

£950

Upper ground floor furnished apartment in Grade II listed, late Georgian building. Perfect seafront location just three minutes walk from the Turner Contemporary, Margate Beach and the busy bars and restaurants of the Old Town. The apartment is modern having a lounge with direct sea views/kitchen, the bedroom has a balcony/ useable hallway for a work station leading to the steps which lead down into your private decked garden space. There is a cupboard housing the washing machine on the way to the bathroom which consists of bath with shower over, WC and basin. This delightful flat is available for a long term let.

Up and coming Margate, offers sea, sand and fabulous sunsets together with an eclectic mix of culture, trendy eateries, bars and fun at the Wayne Hemingway designed Dreamland theme park which is now a full blown events arena attracting the big names in music. Margate is home to the famous Turner Contemporary gallery - host to the Turner Prize 2020. The Coastal walks, cycle routes and access roads make for an enjoyable day out. Miles of Sandy Beaches, Coves and Bays and the charming towns of Broadstairs, Ramsgate and Whitstable are all within easy reach.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(35-40) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100) <b>A</b>			
(81-90) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(41-48) <b>F</b>			
(35-40) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	