



Flat 4, 16 Norfolk Road, Margate, CT9 2HY
£158,000



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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

Agents' notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.

2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.

3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.

4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.

5. Zest Homes hold the copyright to all advertising material used to market this property.

6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

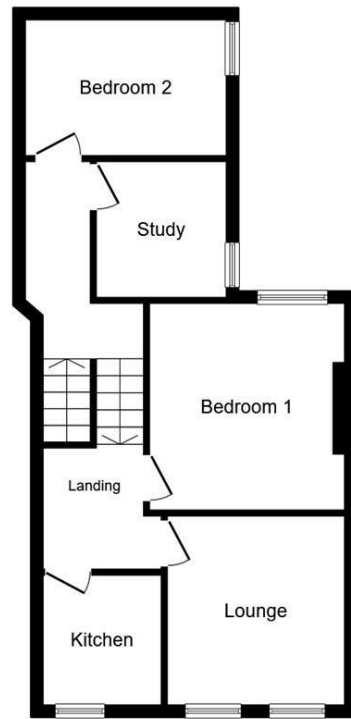
Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Service Charge - Invoiced every 6 months

Service charge for period 01 Jul 25 to 31 Dec 25 £774.43

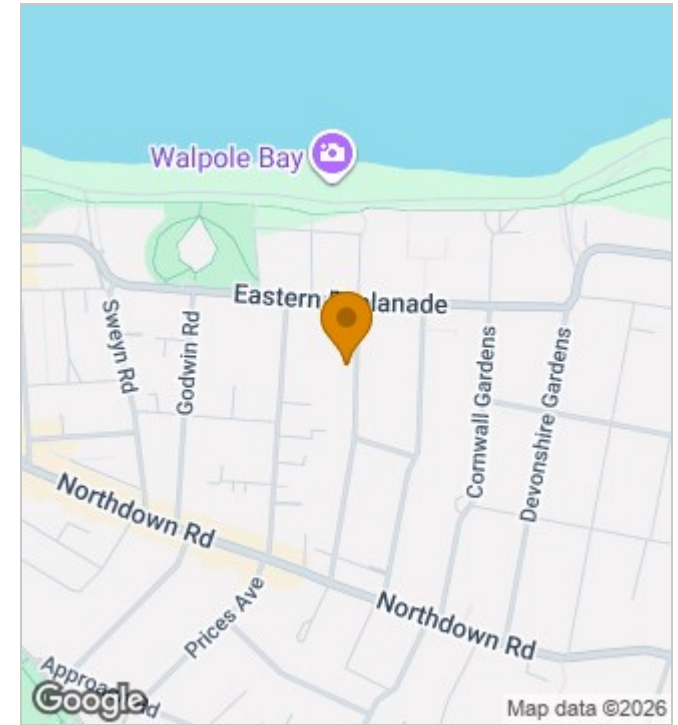




Floor Plan
Floor area 51.0 m² (549 sq.ft.)

TOTAL: 51.0 m² (549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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