



## Price

£135,000

## Leasehold

1 x 

1 x 

1 x 

**High Street, Margate,  
CT9 1JX**

Situated on the ever-popular High Street in Margate, this beautifully updated one-bedroom flat offers convenient living in a central location.

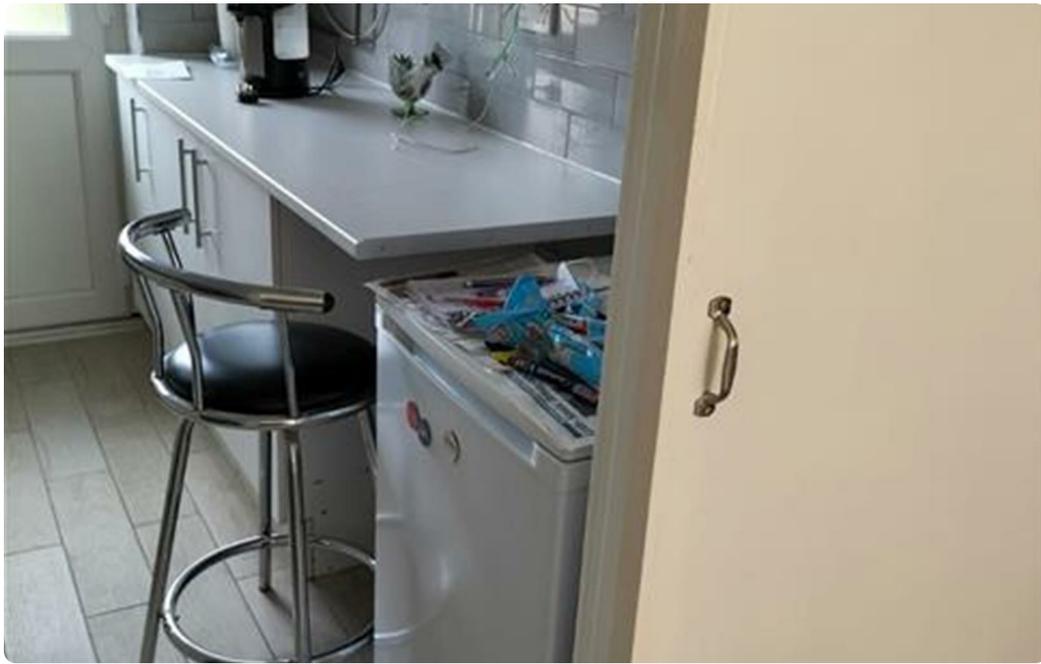
Accessed via a communal entrance hall, the property opens into a welcoming private hallway providing access to all rooms. The flat features a generously sized living room, creating a comfortable space, which leads through to a fitted kitchen complete with a range of wall and base units.

The property has been improved by the current owner, including new flooring, full electrical rewiring, and updated plumbing for the boiler and heating system, offering peace of mind for any prospective buyer. The interior also benefits from clean, modern paintwork, creating a fresh and well-maintained feel.

There is a double bedroom which benefits from built-in wardrobes, offering ample storage. The bathroom has been newly fitted with a modern three-piece suite, including a walk-in shower.

Ideal for first-time buyers, investors, or those seeking a coastal retreat, this property combines a practical layout with stylish upgrades, all set within a sought-after location close to local amenities and the seafront.





- EPC Rating - Pending
- Ground Floor Flat
- Ideal For First-Time Buyers, Investors
- Located on High Street, Margate
- Close To Local Amenities
- 0.6 Miles To Train Station
- One Bedroom
- Available For Viewings





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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