



**Per month**

**£950 Per month**

2 x 

1 x 

1 x 

**Westbrook Gardens,  
Margate, CT9 5DJ**

AVAILABLE EARLY OCTOBER - Lovetts are delighted to present this charming two-bedroom flat, ideally located just a short walk from the train station and Westbrook Beach. Situated on the second floor, the property offers a spacious double bedroom, a well-proportioned single bedroom, and a beautifully presented open-plan kitchen and living area, perfect for modern living.

Offered part furnished and ready to move into, this is a property not to be missed. Early viewing is highly recommended. Call us today to arrange yours!

(We may be able to offer a Reposit option for this property. Please contact one of our agents to find out more.)





- EPC Rating -
- Second Floor Apartment
- Open Plan Kitchen and living area
- Close to Train Station
- Juliette Balconies
- Viewings Highly Recommended





| 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>                                                                                                                       |         |           |
| (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                                                                         |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |