

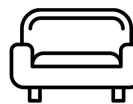


PCM

£1,100

2 x 

1 x 

1 x 

**Fort Hill, Margate,
CT9**

Located within a short walk from both the Historic Margate Old Town and Pier this two Bedroom second floor purpose built flat will be available for occupation soon. The accommodation comprises; entry from the rear of the building to a communal Hall with a lift up to the second floor. Once inside the flat there is a spacious Hall that houses a useful storage cupboard and an airing cupboard. The Lounge/Diner has a door/window to a Juliet Balcony that looks onto Fort Hill. There is a doorway opening into the the Kitchen that has fitted wall/base units with surrounding tiling, fitted electric double oven + hob and both a washing machine and tumble dryer, not to mention a wine cooler too. There are two good size Bedrooms and a Shower Room that consists of a cubicle, lover WC and a wash hand basin.

AVAILABLE EARLY SEPTEMBER







- EPC Rating - C
- Second Floor Apartment
- Close to Old Town/Beach
- Electric Heating
- Laminate Flooring
- Good Dec. Order







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

