



## Price

£125,000

## Leasehold

1 x 

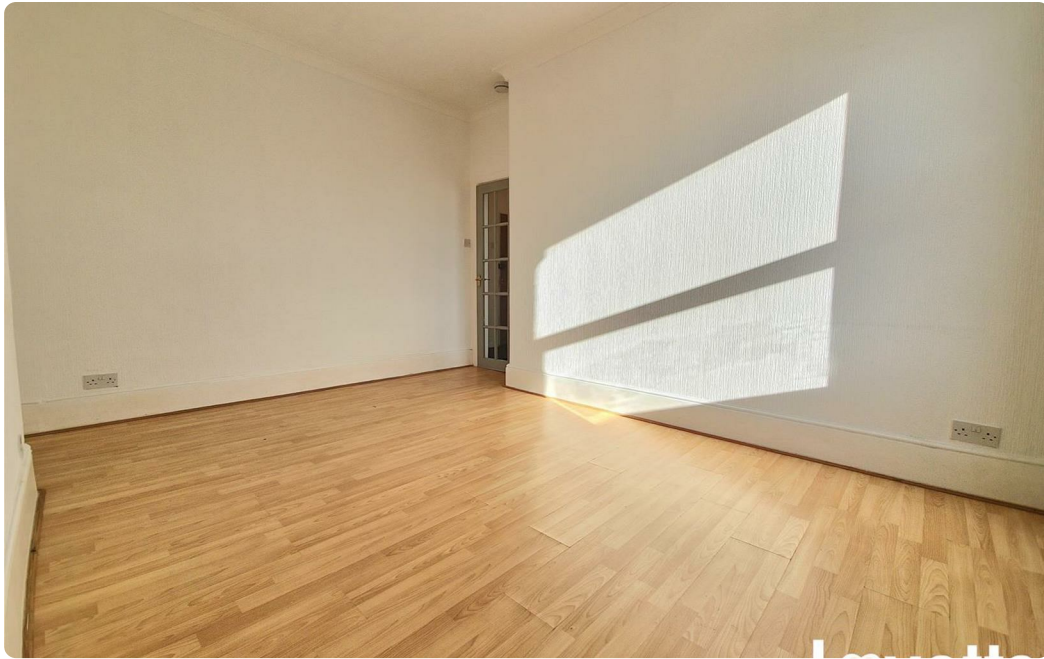
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**Rancorn Road,  
Margate, CT9 5DG**

Located on the second floor this one Bedroom apartment is in need of some redecoration and is available with a share of the freehold. The accommodation comprises; entry via a Communal Hall with stairs up to the flat. Once inside, a generous Hall with built-in airing and storage cupboards gives access to all rooms. Both the Lounge and the Bedroom are to the front and have laminate flooring. The Kitchen, to the rear, gives a distant sea view and has fitted wall and base units with surrounding tiling, space for an electric cooker and plumbing for washing machine. Finally, the Bathroom comes with a matching white 3-piece suite and has surrounding tiling, an over bath electric shower and a chrome heated towel rail.





- EPC Rating - E
- Second Floor
- Available Now
- 0.5 Miles To Train Station
- Close to Sea
- Vacant Possession
- In Need of Some Redecoration
- Distant Sea Views
- Great Location





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>71</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>	<b>35</b>	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- Rancorn Road, Margate,  
Kent, CT9 5DG
- Reception: 13' x 10'
  - Bedroom 1: 10' x 7'
  - Kitchen: 13' x 6'
  - Bathroom: 8' x 4'

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection



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