



## 2 Albion Place, Trinity Square, Margate, CT9 1HP

**£425,000**

Albion Place off Trinity Square, Margate, this delightful terraced house offers a perfect blend of modern living and classic character. Built in 1900, the property boasts a generous 1,087 square feet of space, featuring four spacious bedrooms and a welcoming reception room. The large rooms are complemented by a stylish interior, making this home both comfortable and aesthetically pleasing.

One of the standout features of this property is the stunning sea views from the front, providing a picturesque backdrop to your daily life. Located near the vibrant old town and the renowned Turner Contemporary art gallery, residents will enjoy easy access to a variety of cultural attractions and leisure activities.

This property presents an excellent opportunity for those considering a buy-to-let investment, with potential rental income at the HIGH end of the spectrum for a furnished let. £1,800 - £2,000 The combination of location, size, and style makes it a compelling choice for both investors and families alike.

Currently vacant and ready for immediate occupancy, this home is not to be missed. We invite you to contact Lovetts of Ramsgate to arrange a viewing and discover the charm of this exceptional property for yourself.





| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (95-100) <b>A</b>                           |  |         |           |
| (85-95) <b>B</b>                            |  |         |           |
| (75-85) <b>C</b>                            |  |         |           |
| (65-75) <b>D</b>                            |  |         |           |
| (55-65) <b>E</b>                            |  |         |           |
| (45-55) <b>F</b>                            |  |         |           |
| (35-45) <b>G</b>                            |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (10-15) <b>A</b>                                                |  |         |           |
| (16-20) <b>B</b>                                                |  |         |           |
| (21-25) <b>C</b>                                                |  |         |           |
| (26-30) <b>D</b>                                                |  |         |           |
| (31-35) <b>E</b>                                                |  |         |           |
| (36-40) <b>F</b>                                                |  |         |           |
| (41-45) <b>G</b>                                                |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |