



**Guide Price**  
**£90,000**

**Leasehold**

1x  1x  1x 

**Airedale Close, Margate,  
Kent, CT9**

*Wards*  
Helping you move forwards



## Main features

- Ground floor one bedroom flat
- Blank canvas so you can turn into your dream home
- Ideal for first time buyers
- Separate lounge and kitchen
- Situated in quiet cul-de-sac
- Close to The Queen Elizabeth Queen Mother hospital



### Nearest Schools

Primary Schools: Drapers Mills Primary 0.2 miles, Margate, Holy Trinity and St John's C of E Primary 0.4 miles, Salmestone Primary 0.5 miles  
Secondary Schools: Laleham Gap School 0.5 miles, St Anthony's School 0.6 miles



### Transport Information

Train Stations: Margate 0.9 miles, Broadstairs 2.3 miles, Westgate-on-Sea 2.3 miles

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 9'4 x 8'1 (2.85m x 2.47m)

Bedroom : 11'2 x 10'5 (3.41m x 3.18m)

Lounge: 12'11 x 12'2 (3.94m x 3.71m)

Wet Room: 7'3 x 5'5 (2.21m x 1.65m)

### OUTSIDE

Communal Garden

**Call Cliftonville - 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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