



**Offers in excess of  
£185,000**

**Leasehold**

2 x 

2 x 

1 x 

**Pictor Drive, Margate,  
CT9 4GL**

Lovetts are pleased to present this exceptional two-bedroom apartment, ideally situated just moments from the popular Westwood Cross Shopping Centre.

The property features a welcoming and spacious hallway that leads into a contemporary open-plan living and kitchen area. The living space is enhanced by a bay window and French doors opening out to a private balcony, while the kitchen is finished to a high standard with quality fittings throughout.

The principal bedroom benefits from an additional wardrobe area and a private en-suite shower room. The second bedroom is a well-proportioned double, and the family bathroom offers a matching 3 piece suite. Further storage is available within the hallway and located to the rear is the carport and external storage unit.

The apartment remains covered by a 10-year NHBC warranty.

#### AML & Compliance Notice:

Lovetts Property Services are marketing this property on behalf of Move with Us, the appointed selling agent acting for the Owner. Move with Us is required to carry out ID/AML and source-of-funds checks for all purchasers. From 1st January 2026, a charge of £49 plus VAT will be payable by the buyer to cover the administrative and third-party costs associated with this mandatory due diligence, in line with standard industry practice.





- EPC Rating - B
- Remains covered by a 10-year NHBC warranty.
- Two Bedrooms
- Car Port & Storage
- Located moments from Westwood Cross Shopping Centre
- Open Plan Kitchen/ Living Room
- Private Balcony
- En-Suite
- Great Condition Through-out





**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



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