



Price

£200,000

Leasehold

2 x 

1 x 

1 x 

**Canterbury Road,
Margate, CT9**

** Being Sold via Secure Sale. Terms & Conditions apply Starting offers £200,000 **

Lovetts are pleased to market this two-bedroom ground floor apartment conveniently located within walking distance to the sea front is now available for sale, boasting its own private entrance for added privacy.

Upon entering, you are welcomed by a Hallway that provides access to all rooms. Towards the rear of the property, you will find a bright and spacious Living Room that seamlessly flows into an open-plan Kitchen. The Kitchen is well-equipped with fitted wall and base units, an integrated fridge freezer, a dishwasher, and space for a washing machine complete with a small utility area for added convenience. The two Bedrooms are positioned opposite each other, with one being a generously sized double and the other a cozy single. Lastly, the Bathroom features a matching three-piece suite, while the WC is located separately for practicality.





Zoopla



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby



rightmove 



- EPC Rating -
- Gated Entrance with 24hr Security
- Two Bedrooms
- 0.3 Miles To Train Station
- Excellent Condition Throughout
- Ground Floor
- Private Entrance
- Immediate exchange of contracts available
- Sold Via 'Secure Sale'





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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



Alexandra Court, Royal Seabathing,
Canterbury Road Margate, CT9 5NT

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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