



PCM

£725

1 x 

1 x 

1 x 

**Godwin Road,
Cliftonville, Margate**

A well-presented ground floor one bedroom studio flat situated on Godwin Road, Margate.

The property is accessed via a communal hallway, leading into a private entrance hall which provides access to the main living/bedroom area. This is a good sized space featuring a bay window, allowing for plenty of natural light.

To the rear of the property is a newly fitted kitchen, complete with a range of wall and base units, oven and hob, fridge freezer, and space for a washing machine.

The accommodation is completed by a bathroom fitted with a modern three-piece suite.

Ideal for a single professional or couple, this property offers comfortable living in a convenient location.







- EPC Rating - C
- Newly fitted kitchen to the rear
- Studio Flat
- Three Piece Suite
- Good-Sized Living/Bedroom
- Oven/Hob, Fridge Freezer, And Space For Washing Machine
- Ground Floor






Lovetts Birchington LTD. Trading as Lovetts Property Services
Registered office - 177 Northdown Road, Margate, Kent, CT9 2PA
Reg. In England No. 4264378 No. 785 158296
Directors: Richard Crosby & Tracey Crosby



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	