



**PCM**

**£850**

1 x 

1 x 

1 x 

**Godwin Road,  
Cliftonville, Margate**

A newly refurbished 1 bedroom top floor flat situated on Godwin Road, Margate.

The property is accessed via a communal hallway, with stairs leading up to the private entrance and internal hallway. To the front of the property is a well-proportioned bedroom, positioned alongside a good-sized living room, both benefiting from natural light.

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

The property is completed by a modern bathroom featuring a three-piece suite, including a walk-in shower.








- EPC Rating - D
- Newly fitted kitchen to the rear
- One Bedroom
- Walk In Shower
- Good-Sized Living/Bedroom
- Newly Refreshed
- Top Floor





### 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>	63	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	