

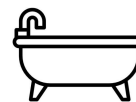


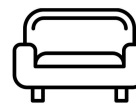
Price

£165,000

Leasehold

2 x 

2 x 

2 x 

**Wherry Close,
Margate, CT9**

Lovetts are please to bring to market this well-presented two-bedroom first-floor flat, situated in a highly sought-after modern development. Offering convenience and comfort, this property boasts a range of desirable features. The property is being sold chain free.

Upon entering the property, you'll be greeted by an entry phone system providing secure access to the communal hall. Ascend the stairs to reach the first-floor flat, where a spacious hallway connects all the rooms and features a convenient storage cupboard.

The heart of the home is the open-plan lounge/diner, a bright and inviting space with double doors that open to a Juliet Balcony overlooking the rear of the property. This arrangement creates a seamless flow of natural light and allows for a refreshing breeze to permeate the space. The well-appointed kitchen, complete with fitted wall and base units, complemented by surrounding tiling. The kitchen features an integral fridge/freezer, washing machine, fitted electric oven, gas hob, and a stainless steel extraction hood.

The main bedroom is a comfortable retreat and benefits from its own en-suite shower room, equipped with a cubicle, wash hand basin, and WC. Both bedrooms face the front of the property, providing peaceful views and ample natural light. Additionally, there is a half-tiled bathroom featuring a matching white three-piece suite, perfect for relaxation and convenience.

Don't miss out on the opportunity to make this lovely flat your new home or a perfect investment. Contact us now at 01843 230960 to register your interest and schedule a viewing. This property is available now with vacant possession, allowing for a swift and hassle-free move-in process.







- EPC B rating
- Available Now
- No Chain
- Allocated Parking
- First Floor
- Close to local amenities







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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC

