



**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.





- 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
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 (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	



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