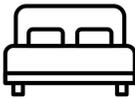




## Price

£265,000

## Leasehold

2 x 

1 x 

1 x 

**Duke Street,  
Margate, CT9 1EP**

Located within the heart of Margate's sought after Old Town this 2 Bedroom first floor apartment is available for immediate occupation. The accommodation offers 2 double Bedrooms followed by a very large Lounge which offers a sea view, it also has a separate Dining Room (possible third Bedroom) which adjoins to the Kitchen of the property.

Viewings are advised to grasp the true size of the property.

Please contact one of our Agents on 01843 230 960 to arrange a viewing, properties in the old town do not hang around for long!







- EPC Rating - C
- Available Now
- 2 Beds 2 Receptions
- Old Town Location
- Close to Town & Gallery
- Close To Local Amenities
- Good Transport Links
- 0.5 Miles to Train Station
- First Floor Apartment







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>65</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>27</b>	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

