



**PCM**

**£1,025**

2 x 

1 x 

1 x 

**Dane Road, Margate**



This spacious and well maintained ground-floor flat will be available to rent from late March.

The accommodation is accessed via a secure entry-phone system into a well-maintained communal hall, where a private door leads into the flat. Once inside, a welcoming Hallway runs through the property, providing access to all rooms. The Hallway also benefits from a useful storage cupboard and a larger cupboard, which could even serve as a small home office.

The bright and airy lounge is positioned at the front of the property, while both bedrooms are located at the rear. The smaller bedroom features built-in wardrobes for added convenience. The well-appointed kitchen, situated to the side, is fitted with wall and base units, complemented by surrounding tiling.

Lastly centrally positioned within the flat, the bathroom is equipped with a matching three-piece suite.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
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Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby







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- EPC Rating - C
- Available End Of March
- Close To Local Amenities
- Great Dec. Order
- Close to Dane Park
- Double Glazed
- Spacious Living Room
- 1.1 Miles To Train Station
- Ground Floor Apartment



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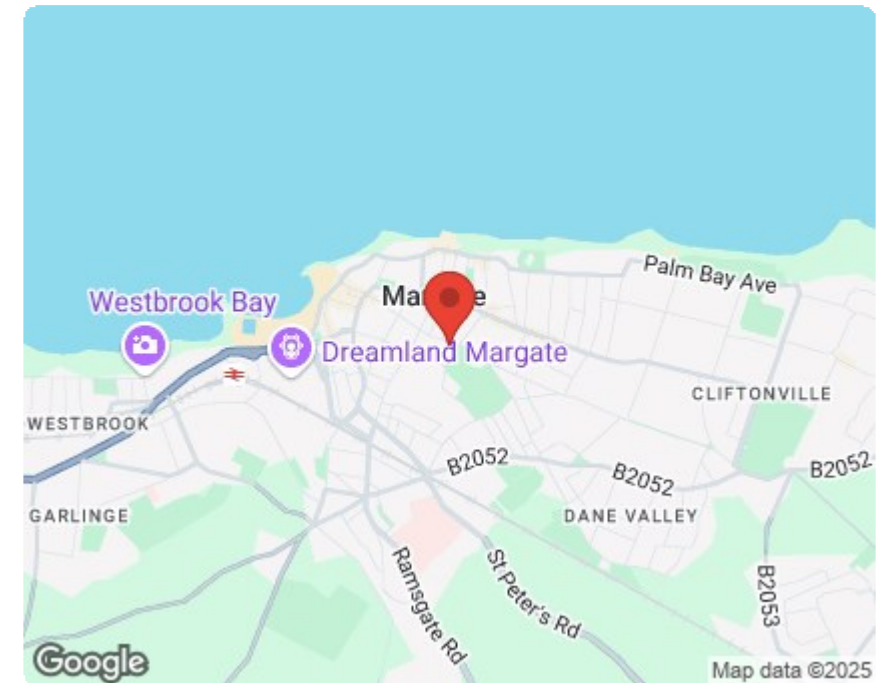






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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