



PCM

£800

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) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
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