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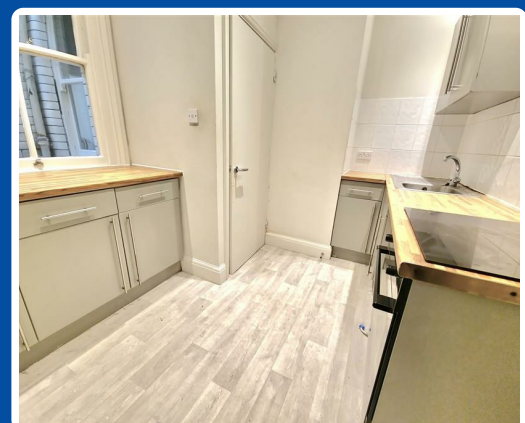
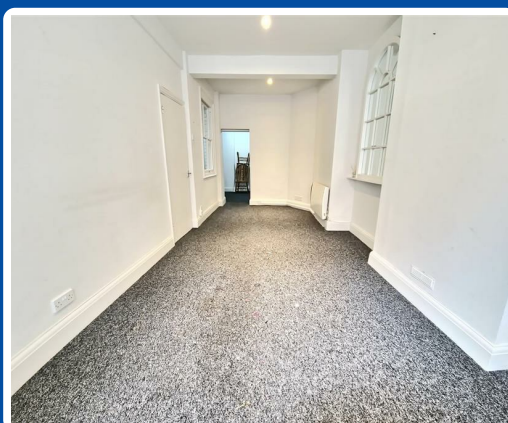
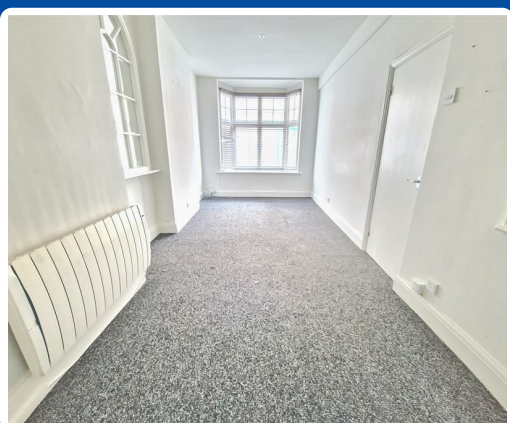
Duke Street, Margate, CT9 1EP

£265,000

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!



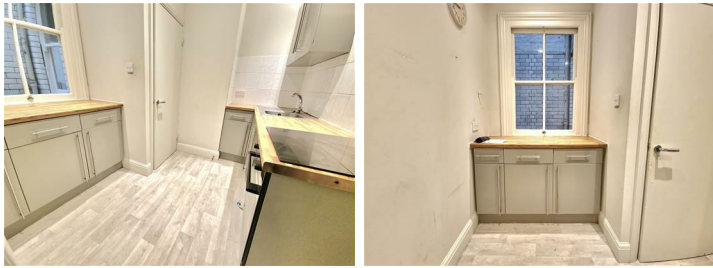
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Living Room 7'66x20'52 (2.13mx6.10m)



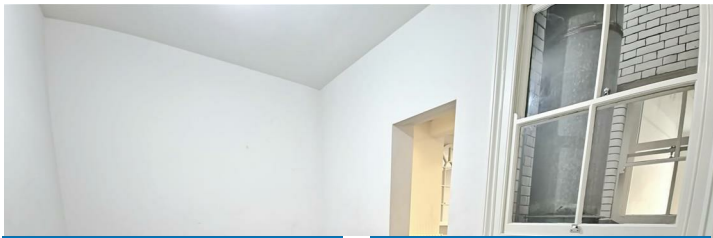
Bedroom 2 9'78x10'36 (2.74mx3.05m)

Kitchen 9'41x8'97 (2.74mx2.44m)



Bathroom 4'95x8'47 (1.22mx2.44m)

Dining Room 8'83x13'07 (2.44mx4.14m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F	40		(21-38) F
(1-20) G		79	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Bedroom 1 10'32x10'28 (3.05mx3.05m)

