



Price

£195,000

Leasehold - Share of

2 x 

1 x 

1 x 

**Fort Crescent,
Margate, CT9 1HN**

Lovetts are pleased to bring to market this Two-bedroom ground floor apartment arranged over two floors, requiring full refurbishment throughout.

The first floor comprises a front-facing living room with bay windows and direct sea views, with the staircase also positioned to the front. To the rear is a separate kitchen.

On the upper floor, there is a front-facing primary bedroom with floor-to-ceiling windows, sea views and a built-in cupboard. The second bedroom is a double room located to the rear. A bathroom is also situated on this level.

Please contact our office to arrange your viewing!

New lease of 999 Years to be granted upon completion.





- EPC Rating - C
- Ground Floor Apartment
- In Need Of Refurbishment
- Sea Views
- Desirable Location
- Close To Local Amenities
- Split-Level Apartment
- Vacant Possession
- Share of Freehold





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		
	70	79
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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This floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection.



Lovetts Birchington LTD. Trading as Lovetts Property Services
Registered office - 177 Northdown Road, Margate, Kent, CT9 2PA
Reg. In England No. 4264378 No. 785 158296
Directors: Richard Crosby & Tracey Crosby

