



**PCM**

**£875**

2 x 

1 x 

1 x 

**Market Place,  
Margate**

Located within the heart of the more popular than ever 'Margate Old Town', this two Bedroom apartment is located on the second floor and is available for immediate viewing. The accommodation comprises; entry into a Communal Hall with stairs up to the flat. Once inside there is all running through giving access to all rooms. The Lounge like both Bedrooms faces out to the square while the Kitchen and Bathroom are located to the rear of the property. **\*\*Please note that the furniture isn't included\*\***







- EPC rating - E
- First Floor Apartment
- Central Old Town Margate
- Close to Beach & Shops
- Available December
- 0.6 Miles To Train Station
- Two Bedrooms
- Sought After Location
- Viewing Recommended





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

