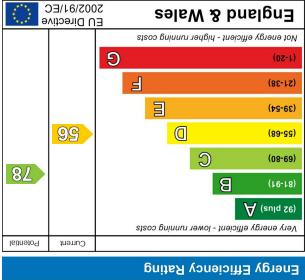


www.milesandbarr.co.uk/referral-fee-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



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miles & barr  
...valuing people, not just property



LEICESTER AVENUE MARGATE



LEICESTER AVENUE  
MARGATE

£145,000



- One Double Bedroom
- Sea Views From All Rooms
- Fitted Kitchen
- No Chain

## LOCATION

Margate is a fantastic seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is excellent, it holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast Rail links into London and of course not forgetting the stunning sandy beaches and sparkling bays. You are within a 10 minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

## ABOUT

Miles & Barr are delighted to bring to the market this well presented one bedroom apartment boasting direct sea views. The building itself is located on the corner of one of the most sought-after roads in the Cliftonville Avenues. As soon as you step inside the grand entrance hall you will see a wide sweeping staircase which allows access to all floors. The apartment is situated on the top floor and consists a spacious lounge, separate kitchen, bathroom and double bedroom. It has been kept in excellent condition by the current owner and benefits from being chain free and being sold vacant possession. There is a good lease, reasonable charges and being offered with no chain and a garage to the rear we do not expect this property to be available for long.

## DESCRIPTION

Entrance

Hallway

Kitchen 11'1" x 5'6" (3.39 x 1.7)

Bedroom 12'9" x 12'5" (3.91 x 3.79)

Bathroom 6'8" x 5'1" (2.04 x 1.57)

Lounge / Diner 14'3" x 12'11" (4.36 x 3.95)

External

