

**FLAT 3 2 STATION ROAD**  
**MARGATE**

**£230,000**

- Chain Free
- Share of Freehold
- Three Bedrooms
- Additional Storage
- Over Two Floors
- Excellent Condition
- Prime Location
- Gas Central Heating

## ABOUT

STUNNING THREE BEDROOM APARTMENT OVER TWO FLOORS WITH SHARE OF FREEHOLD!! Miles & Barr are delighted to bring to the market this large apartment situated in the prime location of Station Road. This property type and location are rare to find so viewings come highly recommended. In brief, internally the property comprises of a small communal hallway with a large bathroom, storage space and two double bedrooms. All room sizes are generous in size and with top floor boasts a stunning open plan lounge/dining room/kitchen with direct access to a sea view balcony. This is an excellent opportunity and must be viewed to appreciate what is on offer. In addition, the property is perfectly situated being within immediate proximity of Margate's HS links to London St. Pancras, both Westbrook and Margate's stunning sandy beaches and both local amenities and bus routes. Please call Miles & Barr for more information and to arrange your internal viewings.

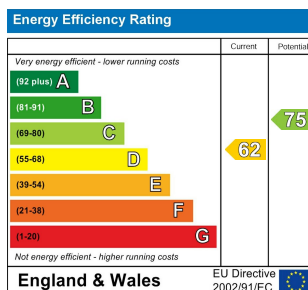
## LOCATION

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.

## FLAT 3 2 STATION ROAD MARGATE



155-157 Northdown Road, Margate, Kent, CT9 2QY  
t. 01843 231222 e. [cliftonville@milesandbarr.co.uk](mailto:cliftonville@milesandbarr.co.uk)



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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)