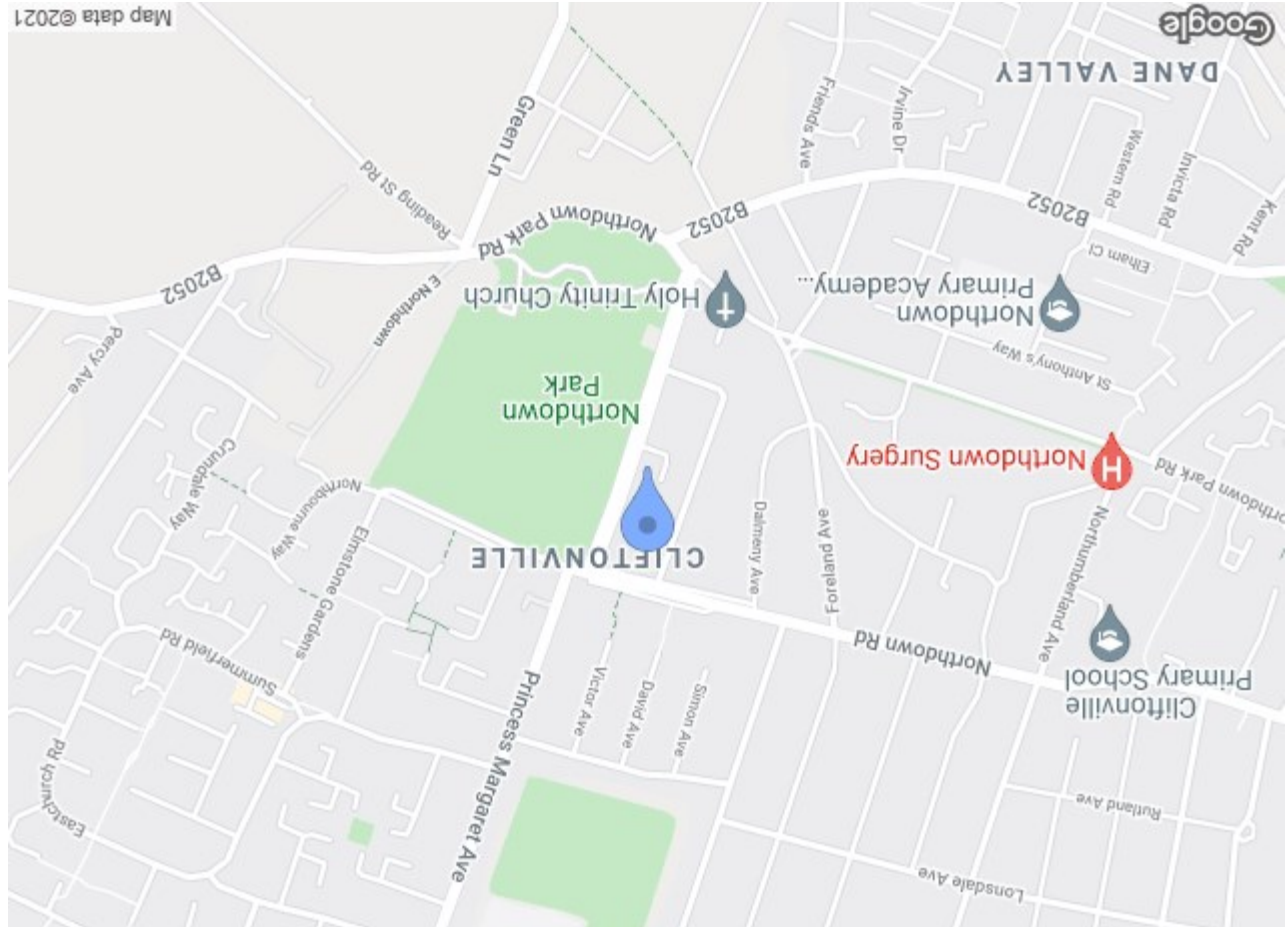


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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

noea **propertymark** **orla** **propertymark** **Relocation** **PLATINUM MEMBER** **2020/2021** **The Property Ombudsman**

155-157 Northdown Road, Margate, Kent, CT9 2QY
01843 231222 e. cliftonville@milesandbarr.co.uk

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



18 QUEEN ELIZABETH AVENUE MARGATE

Energy Efficiency Rating	
Current	Possible
76	55
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	



18 QUEEN ELIZABETH AVENUE
MARGATE

£169,000

- Two Bedroom
- Purpose Built Flat
- Garage
- Off Street Parking
- Gas Central Heating
- Double Glazed
- Communal Gardens
- Low Charges
- Good Lease
- Great Location

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

TWO BEDROOM PURPOSE BUILT GROUND FLOOR FLAT WITH OFF STREET PARKING AND GARAGE!! Miles and Barr are delighted to present to the market this ground floor two bedroom flat which was built roughly in the 1960's located in a very popular and sought after residential area close to Northdown Park. The flat consists of an entrance hallway, spacious lounge, separate kitchen, two large bedrooms, a family bathroom and separate WC. Externally the property comes with off street parking and a garage along with communal gardens. Additional benefits include being double glazed and gas central heating, a good length lease and low charges. Please call sole agents Miles and Barr 7 days a week on 01843 231222 to book your internal viewing.

DESCRIPTION

- Entrance Hall
- Front Porch
- Lounge/Diner 26'10 x 12'04 (8.18m x 3.76m)
- Kitchen 11'11 x 8'10 (3.63m x 2.69m)
- Bedroom One 11'10 x 11'04 (3.61m x 3.45m)
- Bedroom Two 11'08 x 9'01 (3.56m x 2.77m)
- Bathroom 5'10 x 5'01 (1.78m x 1.55m)
- WC 6'10 x 3'00 (2.08m x 0.91m)
- Exterior
- Garage
- Off Street Parking

