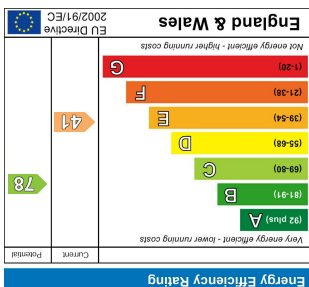


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



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MARGATE
FLAT 9 FLORENCE COURT EASTERN ESPLANADE



FLAT 9 FLORENCE COURT EASTERN ESPLANADE
MARGATE

£142,500

- NO ONWARD CHAIN
- Two bedroom apartment
- Modern
- Bright & spacious
- Close to the beach
- All amenities nearby

ABOUT

NO ONWARD CHAIN.....

This two bedroom first floor apartment is bright and spacious and has been looked after by the current owners over the years . The property is well presented including a modern kitchen, stylish shower room and has been decorated thoughtfully throughout. The apartment has a bright and sunny aspect, is a stones throw from the sea front and clifftops with local amenities all in close proximity. This is one of the best apartments you will see in this price bracket...early viewing is recommended to avoid disappointment.

Call Miles & Barr 7 days a week to arrange your internal viewing appointment!!

LOCATION

Cliftonville is a coastal area in the town of Margate, situated to the east of the main town and mainly occupies Georgian and Victorian properties. The area itself is within easy walking distance of the 'Margate Old Town', Turner Contemporary Art Gallery and the Margate railway station which is approximately 2 miles away and offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

DESCRIPTION

Hallway

Lounge 13'6 x 10'5 (4.11m x 3.18m)

Kitchen 10'3 x 6'0 (3.12m x 1.83m)

Shower Room 5'11 x 5'1 (1.80m x 1.55m)

Bedroom One 10'4 x 8'11 (3.15m x 2.72m)

Bedroom Two 9'7 x 9'1 (2.92m x 2.77m)

W/C 5'9 x 2'9 (1.75m x 0.84m)

