



FLAT 14 GREENWICH HOUSE 30-34 ARTHUR ROAD
CLIFTONVILLE

£79,950

- Large Two Bed Flat
- Within Walking Distance To Town
- Could Make A Perfect Holiday Retreat
- Sea Views
- In Need Of Updating
- Vacant With No Forward Chain

ABOUT

PUBLIC NOTICE

Flat 14 Greenwich House, 30-34 Arthur Road, Cliftonville, Kent, CT9 2EN

We are acting in the sale of the above property and have received an offer of £86,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 20,63,31,64

Miles and Barr are delighted to offer for sale this large two bedroom split level flat located in a popular residential area and within easy walking distance of all local amenities including the seafront being only yards away! Internally the property consists of a large lounge with seaviews, kitchen, two generous sized bedrooms and a shower room. In our opinion the property could benefit from modernisation throughout but once done, could make a perfect holiday retreat! For more information or to arrange an internal viewing please call Miles and Barr 7 days a week. Vacant with no forward chain!

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

Lounge 11'8" x 18'7" (3.56 x 5.66)

Kitchen 7'9" x 14'5" (2.36 x 4.39)

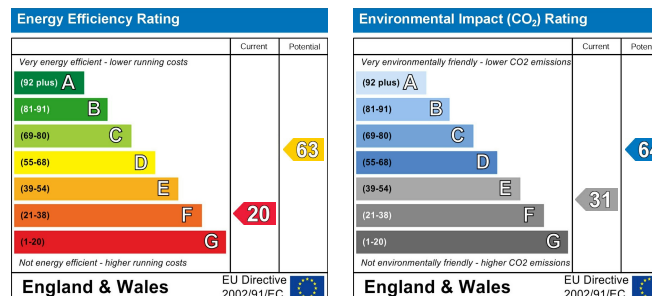
Bedroom One 10'0" x 10'0" (3.05 x 3.05)

Bedroom Two 8'8" x 10'0" (2.64 x 3.05)

Shower Room 5'2" x 5'0" (1.57 x 1.52)



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In accordance with the Property Misdescriptions Act (1991) 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. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website.