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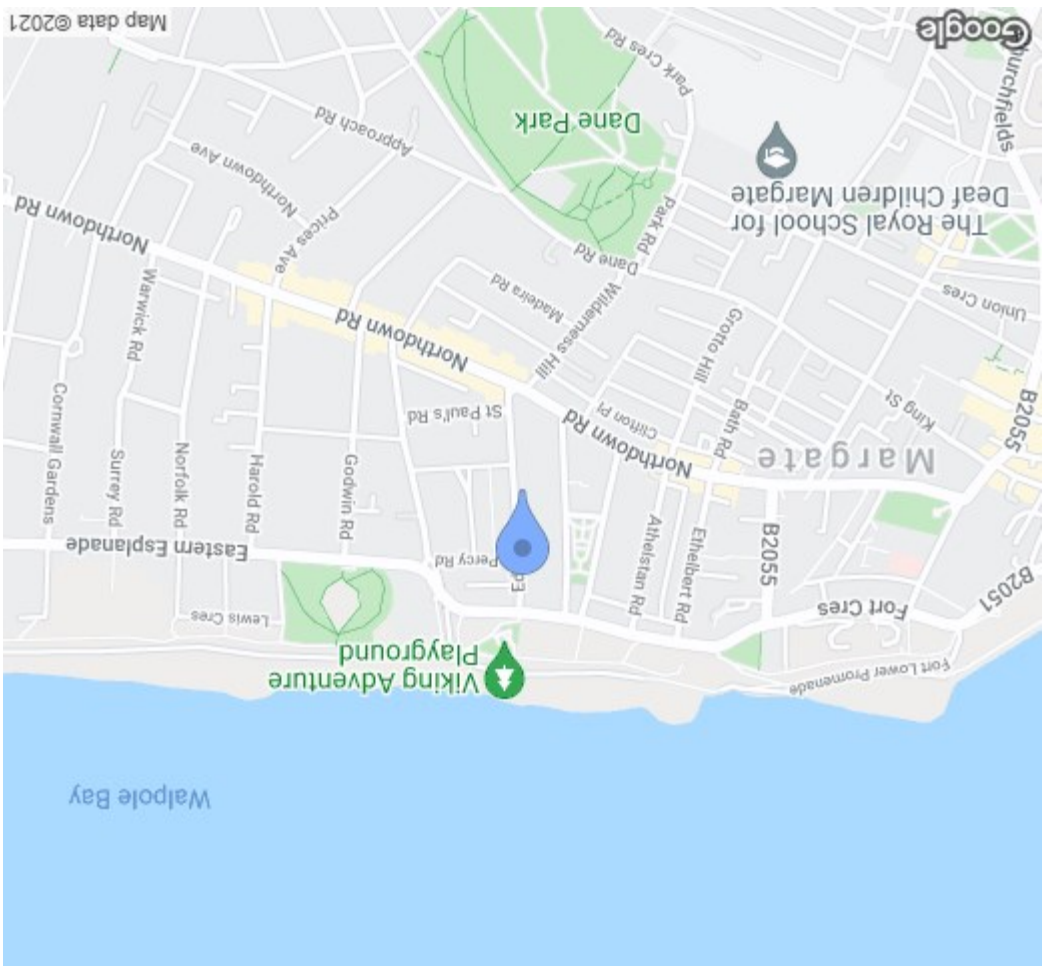


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**miles & barr**  
YOUR PROPERTY AGENT

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Current	69
Potential	78



**FLAT 4, MONTAGUE COURT 51 EDGAR ROAD, MARGATE**



**FLAT 4, MONTAGUE COURT 51 EDGAR ROAD**  
**MARGATE**

**£179,995**

- Two Bedrooms
- Recently Refurbished
- 125 Lease For New Owner
- 10 year ICW Warranty
- Integrated Appliances
- Close To Beach & Local Amenities

## 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

SPACIOUS TWO BEDROOM APARTMENT IN A BEAUTIFULLY RESTORED PERIOD BUILDING! Miles and Barr are delighted to present this two bedroom luxury apartment finished to a fantastic standard throughout. The property is situated on the 1st Floor and comprises of a Entrance Hallway, Kitchen, Large Lounge with ample space for a dining table, two double bedrooms and family bathroom with shower. The property has been recently refurbished throughout and will be granted a 125 year lease for the new buyer. Further benefits include 10 year ICW warranty, ready to move into straight away, brand new kitchen with integrated appliances and high ceilings throughout. This development of 8 Luxury Apartments is situated within a short walk from Blue Flag beaches, amenities and 1.2 miles from Margate high speed train station. To arrange your private viewing following COVID-19 guidelines, please call sole agents Miles and Barr on 01843 231222.

## DESCRIPTION

Entrance

Lounge 14'0 x 15'10 into bay (4.27m x 4.83m into bay)

Kitchen 6'10 x 8'5 (2.08m x 2.57m)

Bedroom One 14'0 x 8'4 into bay (4.27m x 2.54m into bay)

Bedroom Two 8'1 x 13'5 (2.46m x 4.09m)

Family Bathroom 5'6 x 9'3 (1.68m x 2.82m)

