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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
A	39	40
B		
C		
D		
E		
F		
G		
Very energy efficient - lower running costs		
Energy Efficiency Rating		

PROTECTED

propertymark

PROTECTED

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PLATINUM MEMBER

2020/2021

Relocation

THE PROPERTY OMBUDSMAN

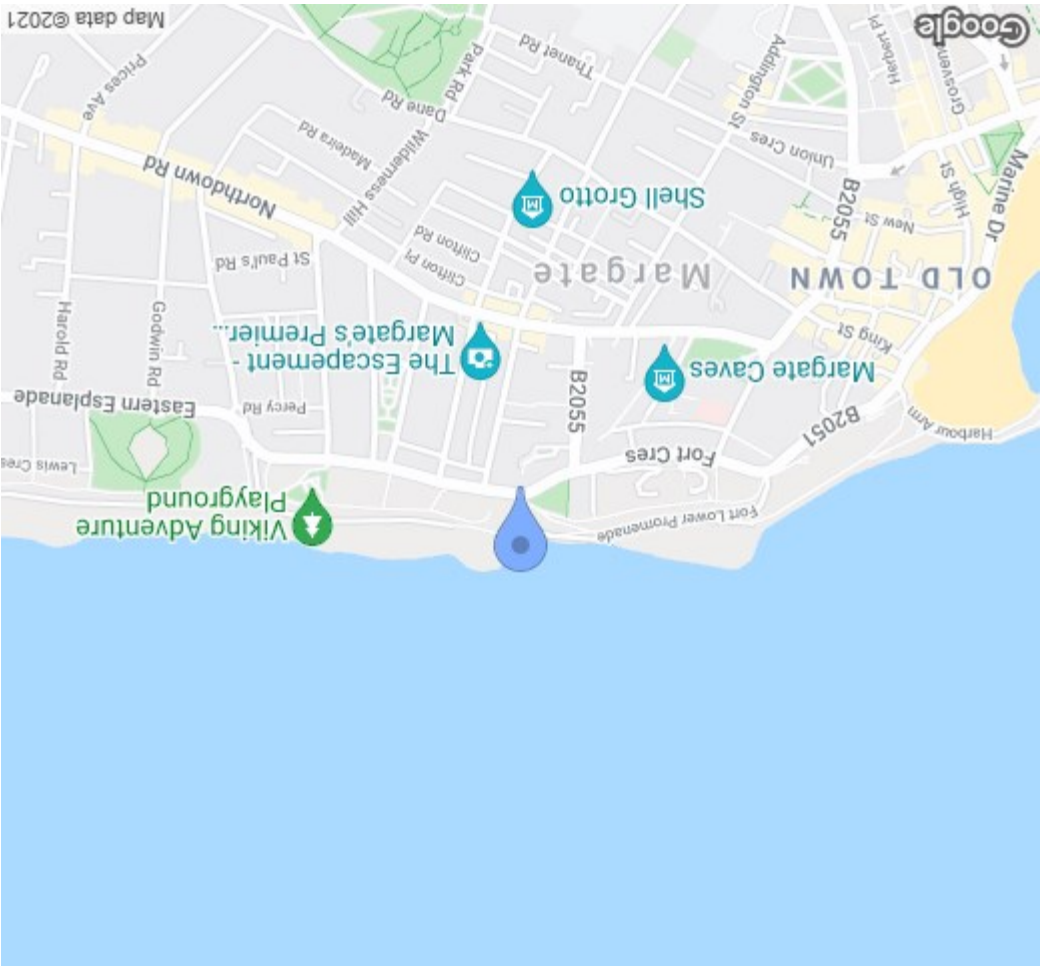
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miles & barr

...valuing people, not just property



FLAT 4, 15 CLIFF TERRACE, MARGATE



FLAT 4, 15 CLIFF TERRACE

MARGATE

GUIDE PRICE £95,000



- Vacant possession
- No chain
- Sea views
- Two bedrooms
- Attractive building
- Sky lights
- Good condition
- Great investment
- Top floor apartment

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.

ABOUT

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

VACANT POSSESSION, NO CHAIN & RARELY AVAILABLE! Miles and Barr are extremely delighted to bring to market this attractive 2 bedroom top floor apartment. Inside the apartment you will find; Entrance hall, 1 double bedroom boasting a skylight, a single bedroom, a bathroom and a large kitchen-lounge! The property is located within a short walk away from 'Margate Old Town', The Turner Contemporary art gallery & Dreamland! Further benefits include the train station being just over 1 mile away, perfect for commuting into the city! In our opinion this would make a fantastic holiday retreat or great buy to let investment! For more information, please call Miles and Barr 7 days a week on 01843 231222!

DESCRIPTION

- Entrance Hall
- Lounge/Kitchen 17'03 x 10'08 (5.26m x 3.25m)
- Bedroom One 12'00 x 10'06 (3.66m x 3.20m)
- Bedroom Two 9'07 x 5'03 (2.92m x 1.60m)
- Bathroom

