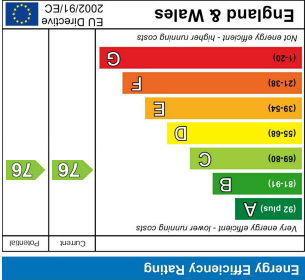
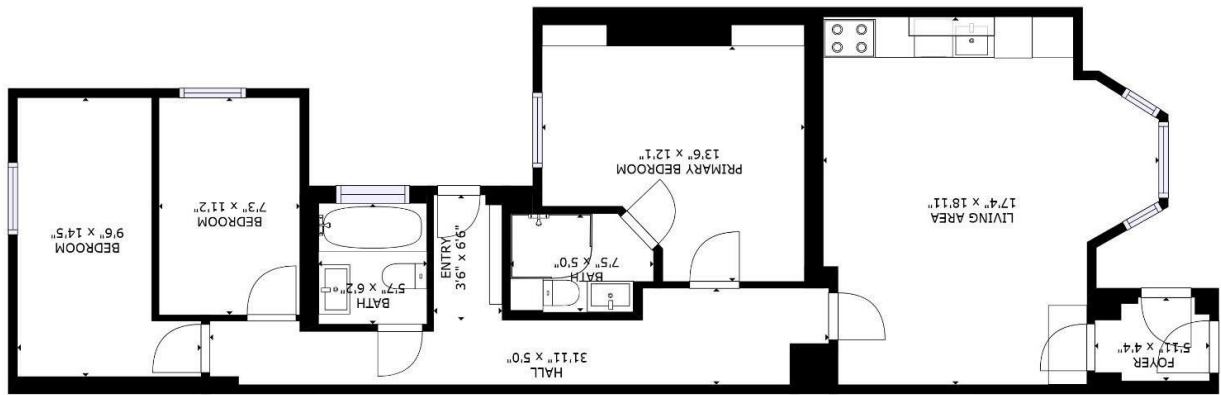


www.milesandbarr.co.uk/referral-fee-disclosure

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:



Matterport



EDGAR ROAD MARGATE

EDGAR ROAD
MARGATE

£310,000

- Chain Free
- Ready To Go
- Private Entrance
- Courtyard Garden
- Three Bedrooms
- High Finish Throughout

ABOUT

STUNNING THREE BEDROOM APARTMENT WITH PRIVATE ENTRANCE AND GARDEN! Miles and Barr are proud to present this spacious three bedroom lower ground floor apartment situated in Edgar Road. Internally the property comprises of Lounge/Kitchen, three well sized bedrooms with the master boasting an en-suite, family bathroom and private garden to rear. The property has been well maintained throughout and benefits from no forward chain and vacant possession. Please call sole agents Miles and Barr to organise your viewing

MATERIAL INFORMATION

Length of lease : 125 Years 18/10/2019
Annual ground rent amount : TBC
Ground rent review period : TBC
Annual service charge amount : TBC
Service charge review period : TBC
Council Tax Band: A

DESCRIPTION

Entrance

Kitchen & Living Area 18'11 x 17'4 (5.77m x 5.28m)

Bedroom 13'6 x 12'1 (4.11m x 3.68m)

Ensuite Shower Room 7'5 x 5'0 (2.26m x 1.52m)

Bathroom 6'2 x 5'7 (1.88m x 1.70m)

Bedroom Two 14'5 x 9'6 (4.39m x 2.90m)

Bedroom Three 11'2 x 7'3 (3.40m x 2.21m)

Storage 10'10 x 7'8 (3.30m x 2.34m)

External

Gated Private Parking

Private Courtyard and Garden

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.

