



FLAT 2, 29 WESTBROOK ROAD, MARGATE

Energy Efficiency Rating	
Very energy efficient - lower CO2 emissions	A
105-120 kWh/m ² per year	B
81-104 kWh/m ² per year	C
62-80 kWh/m ² per year	D
45-61 kWh/m ² per year	E
29-44 kWh/m ² per year	F
13-28 kWh/m ² per year	G
Below 12 kWh/m ² per year	Very energy efficient - lower CO2 emissions
75	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
105-120 kWh/m ² per year	A
81-104 kWh/m ² per year	B
62-80 kWh/m ² per year	C
45-61 kWh/m ² per year	D
29-44 kWh/m ² per year	E
13-28 kWh/m ² per year	F
Below 12 kWh/m ² per year	G
76	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	



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miles & barr
YOUR PROPERTY AGENT



FLAT 2, 29 WESTBROOK ROAD
MARGATE
£185,000

- Two Bedrooms
- Open Plan
- Long Lease
- Double Glazed
- Gas Central Heating
- Courtyard Garden
- Walking Distance To The Sea
- Great Location
- Raised Toiled
- Spacious Apartment

ABOUT

TWO BEDROOM GROUND FLOOR APARTMENT WITH A PRIVATE GARDEN AND WALKING DISTANCE TO THE SEA!! Miles & Barr are delighted to bring to the market this wonderful two bedroom apartment situated in a highly sought after location. This wonderful opportunity offers more than what first meets the eye and viewings come highly recommended. Internally the property boasts an open plan lounge/kitchen, two double bedrooms and a bathroom which has a raised toilet and a large shower. Further benefits are being double glazed and gas central heating along with a long lease. The property is perfectly situated being within easy walking distance of the Margate Sands, High-speed Rail Links and the Old Town of Margate which has a vibrant mix of quirky shops, bars and restaurants. Please contact sole agents Miles & Barr 7 days a week on 01843 231222 to arrange your internal viewings.

DESCRIPTION

Entrance Hall
Lounge/Kitchen 23'0 x 15'3 (7.01m x 4.65m)
Bedroom One 12'2 x 11'2 (3.71m x 3.40m)
Bedroom Two 15'6 x 7'9 (4.72m x 2.36m)
Bathroom
Outside Space

LOCATION

Westbrook/Garlinge is a popular residential area which is close to local schools, shops and public transport making it a great place for families to reside in. You are within easy access to the shops and sandy beaches in both Westgate and Margate. Both towns also have a mainline railway station providing a regular service to London. The area boasts a number of highly regarded schools in both the public and private sectors. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

