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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(81-91)	(92 plus)
B	
(69-80)	(81-91)
C	
(55-68)	(69-80)
D	
(39-54)	(55-68)
E	
(29-38)	(39-54)
F	
(13-28)	(29-38)
G	
(1-12)	(13-28)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



...valuing people, not just property

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FLAT 13 BURLINGTON HOUSE 41-45 HAROLD ROAD, MARGATE





FLAT 13 BURLINGTON HOUSE 41-45 HAROLD ROAD

MARGATE

£210,000

- Three Bedrooms
- Maisonette
- No Forward Chain
- Juliet Balcony
- Close to Amenities
- Recently Refurbished
- Working Fire

ABOUT

RARELY AVAILABLE THREE BEDROOM MASONETTE BOASTING AMPLE SPACE! Miles and Barr are delighted to present this rare to find three-bedroom maisonette boasting ample space throughout. The property is situated within proximity to local amenities, bus routes connecting to canterbury and blue flag beaches.

The property internally comprises of a large hallway with a mezzanine floor looking over the communal gardens, double bedroom, family bathroom boasting a shower over bath, large open plan kitchen/lounge/diner with a beautiful working fire and original floorboards. The top floor consists of a further two double bedrooms with a Juliet balcony to the front and large window to the rear overlooking Cliftonville West.

The property has been refurbished from top to bottom and is ready to move into straight away. Further benefits include being sold with no further chain, vacant possession and access to the communal garden.

To book your viewing, please call sole agents Miles and Barr on 01843 231222.

DESCRIPTION

Entrance

Kitchen / Lounge 13'76 x 12'26 (3.96m x 3.66m)

Bedroom One 12'71 x 8'45 (3.66m x 2.44m)

Bathroom 8'17 x 4'44 (2.44m x 1.22m)

Upstairs

Bedroom Two 15'79 x 8'03 (4.57m x 2.51m)

Bedroom Three 11'68 x 9'26 (3.35m x 2.74m)

External

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.

