

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

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Relocation

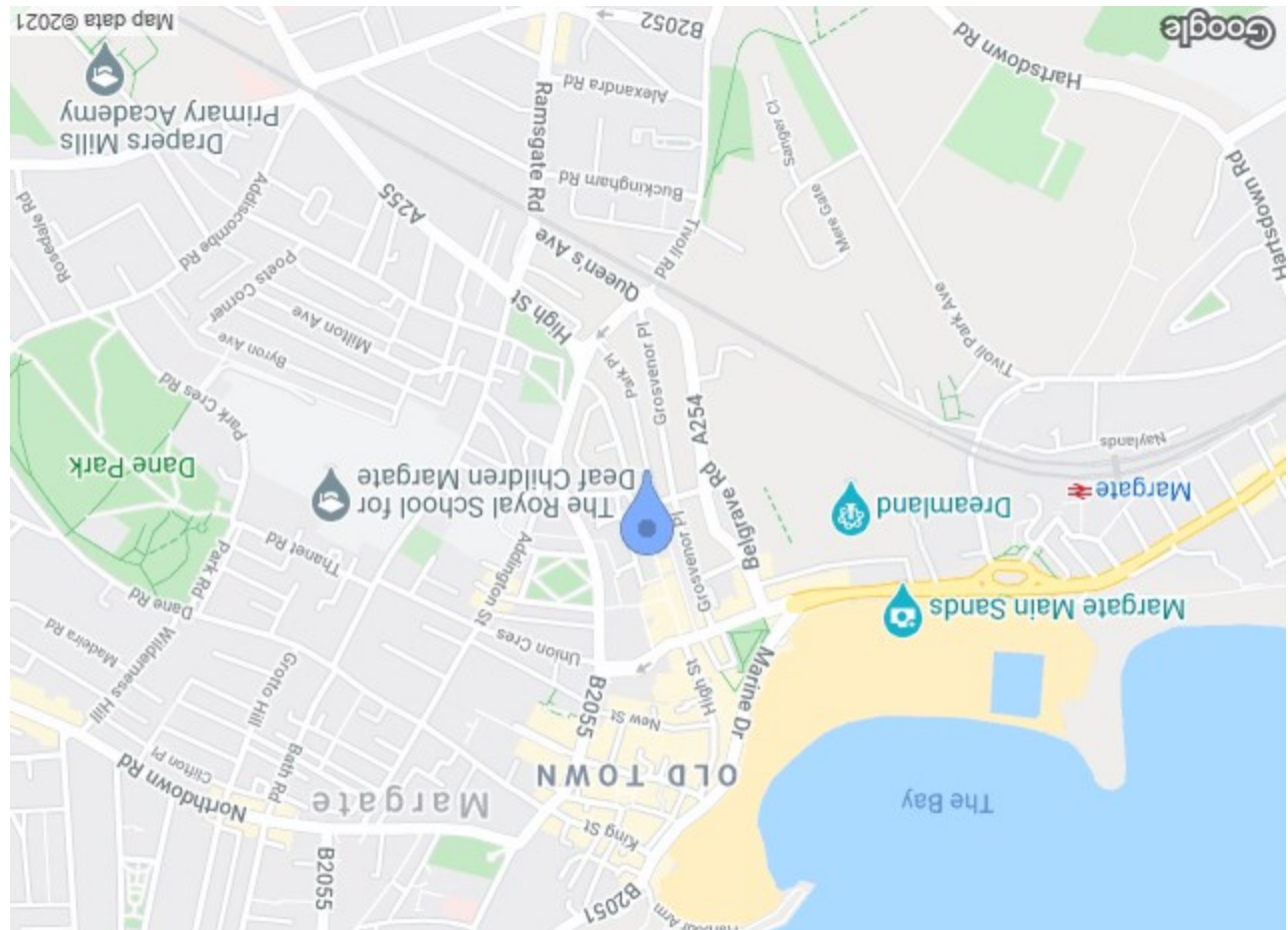
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The Property Ombudsman

155-157 Northdown Road, Margate, Kent, CT9 2QY
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YOUR PROPERTY AGENT



Energy Efficiency Rating	
Current	Possible
92	80
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	
EU Directive 2002/91/EC	
England & Wales	



37 PARK PLACE
MARGATE

£325,000



- Chain Free
- Three Bedroom
- Detached
- Private Courtyard
- Over 3 Floors
- Good Condition
- Freehold
- Gas Central Heated
- Double Glazed
- Walking Distance to Old Town

LOCATION

Margate is a fantastic seaside town and includes the outlying areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is palpable, the town boasts a world class Art Gallery - the Turner Gallery, the UK's original pleasure park - 'Dreamland', has fast Rail links into London - Kings Cross, St. Pancras 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

THREE BEDROOM DETACHED HOUSE BEING SOLD CHAIN FREE!! Miles & Barr are delighted to bring to the market this modern, detached house within a few minutes of Old Town, Margate. Viewings come highly recommended to appreciate this rare opportunity, located in such a quiet location. In brief, internally the property is over three floors with the top floor benefiting from a double bedroom and WC. The second floor comprises of two further bedrooms and a family bathroom with the ground boasting a further WC and spacious open plan lounge/dining room. Further benefits include being detached and a private courtyard at the rear with the property also coming with gas central heating and double glazed sash windows. Being situated in a quiet road and within a few minutes walk to Margate's seafront and Old Town, as mentioned viewings come highly recommended. Please call Miles & Barr for more information and to arrange your internal viewings.

DESCRIPTION

- Entrance
- WC 5'03 x 2'07 (1.60m x 0.79m)
- Lounge 15'09 x 12'08 (4.80m x 3.86m)
- Kitchen 9'09 x 7'02 (2.97m x 2.18m)
- First Floor
- Bedroom 10'01 x 7'03 (3.07m x 2.21m)
- Bathroom 9'07 x 5'03 (2.92m x 1.60m)
- Bedroom 9'05 x 8'07 (2.87m x 2.62m)
- Second Floor
- Bedroom 16'04 x 10'11 (4.98m x 3.33m)
- WC 7'10 x 4'00 (2.39m x 1.22m)
- External
- Rear Garden

