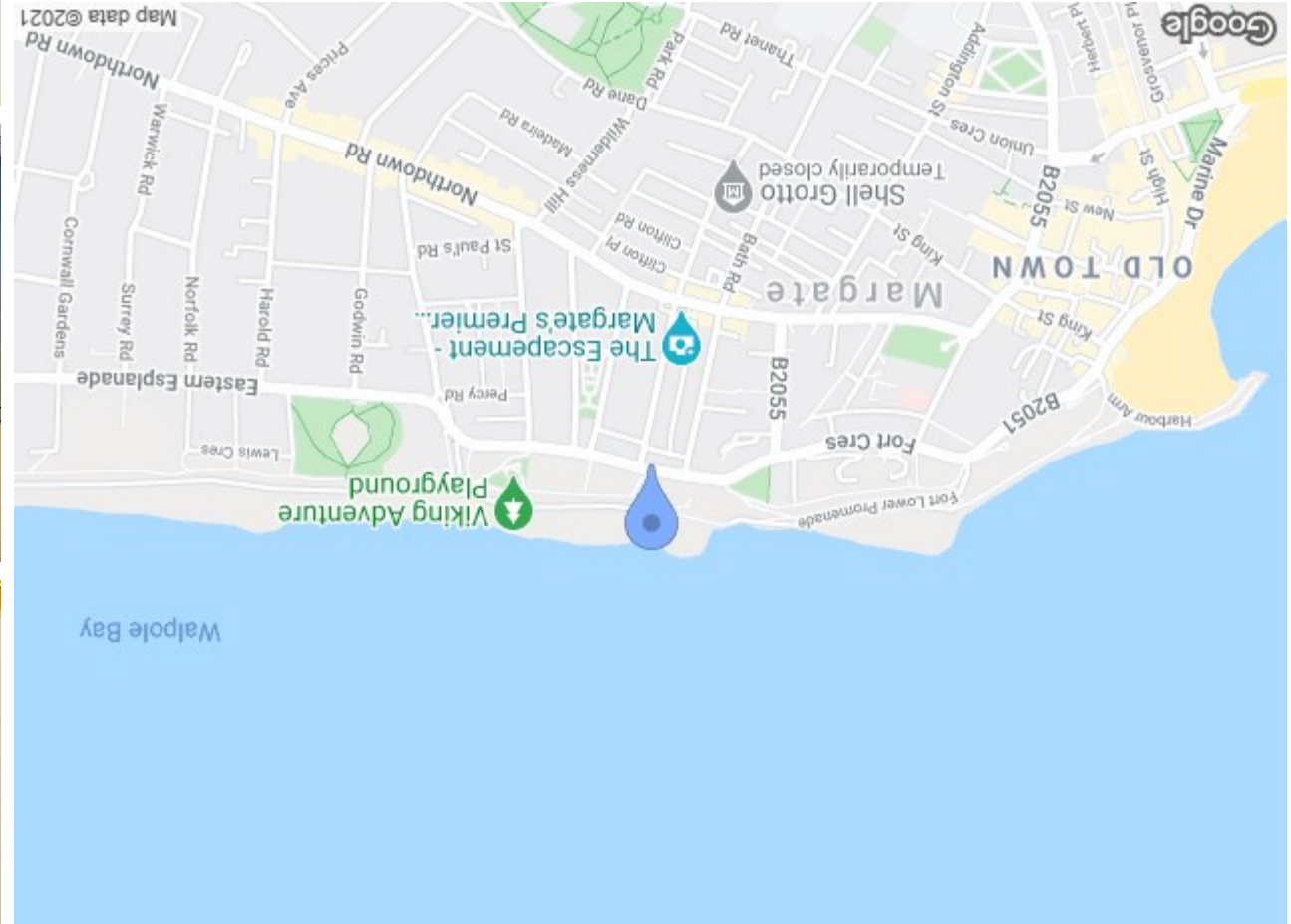


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



Energy Efficiency Rating	
Current	Possible
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(49-54)
F	(21-39)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
56	65



FLAT 1 1-3 ATHELSTAN ROAD
MARGATE



FLAT 1 1-3 ATHELSTAN ROAD
MARGATE

£115,000

- Top floor
- Tenant in situ
- Close to the sea
- Close to Northdown road
- Walk-able to the old town

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.

ABOUT

CALLING ALL BUY TO LET INVESTORS.....Miles & Barr are delighted to bring to the market this one bedroom top floor Apartment situated on Athelstan Road in Margate. The flat has lots of potential and is conveniently located close to the sea front. The accommodation in brief comprises of; hallway, lounge/ dining room, kitchen, bedroom and Bathroom. This Apartment is being sold with a tenant-in-situ which brings in a yield of 4.95%

Athelstan Road is conveniently located for all local amenities and being in the ever popular Cliftonville area of Margate the Turner Contemporary and 'Old Town' with its piazza, restaurants, cafes and reinvigorated harbour all in walking distance. Margate railway station offers high speed rail links to Kings Cross St. Pancras and there are good road links to London via A299 Thanet Way and M2 Motorway.

Call Miles and Barr 7 days a week to arrange your internal viewing!!

DESCRIPTION

- Entrance
- Lounge 12'08 x 12'07 (3.86m x 3.84m)
- Kitchen 9'07 x 8'04 (2.92m x 2.54m)
- Bathroom 9'07 x 5'06 (2.92m x 1.68m)
- Bedroom 10'09 x 11'10 (3.28m x 3.61m)

