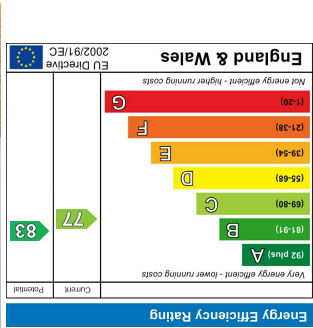


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



## FLAT 24 38 CANTERBURY ROAD MARGATE



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**miles & barr**  
YOUR PROPERTY AGENT



FLAT 24 38 CANTERBURY ROAD  
MARGATE

£170,000



- Chain Free
- Two Bedroom
- Spacious Apartment
- Allocated Parking
- Good Condition
- Popular Location
- Lift Access

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

EXCELLENT TWO BEDROOM APARTMENT BEING SOLD CHAIN FREE!! Miles & Barr are delighted to bring to the market this well presented apartment that must be seen to be appreciated. Situated on the third floor this modern building offers light, spacious and clean communal area's as well as a modern and efficient lift access if required. The apartment itself also offers a wealth of natural light and comprises of a family bathroom, two double bedrooms and a large open plan lounge/kitchen/dining room. In addition there is a long lease and reasonable charges. Within a few minutes walk you will find local amenities, both Margate's and Westbrook beaches and of course the HS Links to London St. Pancras. Please call Miles & Barr for more information and to arrange your internal viewings.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold- Starting Price of £170,000 plus Reservation Fee.

- ALL BUYERS WELCOME, INCLUDING MORTGAGE PURCHASES.

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge/Kitchen
- Bedroom One 13'5 x 9'10 (4.09m x 3.00m)
- Bedroom Two 11'10 x 8'7 (3.61m x 2.62m)
- Bathroom 8'8 x 5'8 (2.64m x 1.73m)

