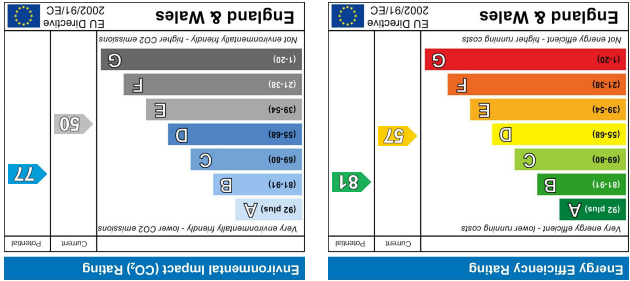
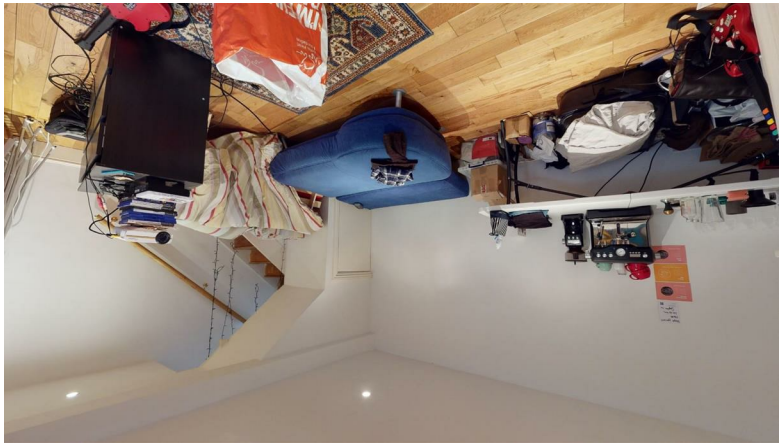


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



2 ALBION PLACE TRINITY SQUARE
MARGATE



2 ALBION PLACE TRINITY SQUARE
MARGATE

OFFERS IN EXCESS OF £400,000

- Four Bedroom
- Period Property
- Terrace
- Original Features
- Popular Location
- Close to Local amenities
- En-Suite Bathroom
- Chain Free
- Family Home

LOCATION

Cliftonville is a coastal area in the town of Margate, situated to the east of the main town and mainly occupies Georgian and Victorian properties. The area itself is within easy walking distance of the 'Margate Old Town', Turner Contemporary Art Gallery and the Margate railway station which is approximately 2 miles away and offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

ABOUT

Miles and Barr are delighted to bring to the market this stunning four bedroom period property in the desirable location of Trinity square in Margate. Highly sought after and rarely available the property benefits from a multitude of original features, including fire places, wooden flooring and bay windows. Internally the property consists of; in brief a kitchen, two spacious living rooms, a family bathroom, plus an additional WC. There are also four bedrooms on the upper floors one of which boasts an en-suite. The property really is an opportunity not to be missed, and has the further advantage of being offered chain free. Trinity Square has become synonymous with Margate's well-publicised rejuvenation and is the perfect hub to explore all of Margate's charm by foot, including The Old Town's bars, galleries, retro shops and restaurants; and of course the miles of beaches. Situated within easy reach of the Theatre Royal, Dreamland and the popular Turner Centre and within close proximity to Margate train station with the high speed rail link to London St Pancras. Please call sole agents Miles & Barr on 01843 231222 to arrange your internal viewings. Please note that this property may fall in the conservation area, for more information please visit the local council website.

DESCRIPTION

Lower ground

Lower living room/Basement 15'2" x 11'11" (4.63 x 3.64)

Ground floor

Kitchen 15'8" x 15'9" (4.8 x 4.81)

Living room 10'4" x 12'4" (3.15 x 3.77)

First Floor

Bedroom 7'4" x 8'4" (2.25 x 2.55)

WC 5'4" x 3'10" (1.65 x 1.19)

Bedroom 14'9" x 10'4" (4.52 x 3.17)

Ensuite 5'0" x 6'11" (1.53 x 2.12)

Second Floor

Bedroom 10'4" x 12'2" (3.17 x 3.73)

Bedroom 10'4" x 12'2" (3.17 x 3.73)

Bathroom 6'11" x 5'0" (2.13 x 1.53)

