



FLAT 3 26 GORDON ROAD

MARGATE

£160,000

- Private Garden
- One Bedroom
- Walking Distance to the sea
- Ground Floor
- Good Condition
- Walk-able to the Train Station

## ABOUT

ONE BEDROOM GROUND FLOOR APARTMENT WITH OUTDOOR SPACE!!! Miles and Barr are delighted to bring the market this spacious one bedroom ground floor apartment. The property comprises of a large lounge, double bedroom with access to the garden, galley kitchen with a good sized family bathroom. The property has been very well looked after by the currently vendors with works that have been carried out. These works include decorating throughout, new timber sash windows fitted and a new water tank. The property is situated on Gordon Road, the property is within walking distance to local amenities, bus routes and only a brief stroll to Margate's resurgent Old Town and Blue Flag Sandy Beaches. Please call sole agents Miles & Barr 7 days a week on 01843 231222 to arrange your internal viewings.

## 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.

## DESCRIPTION

Entrance

Entrance Hall

Bathroom 7'36 x 7'14 (2.13m x 2.13m)

Lounge 13'14 x 16'7 (3.96m x 5.05m)

Kitchen 17'3 x 6'43 (5.26m x 1.83m)

Bedroom 9'71 x 12'18 (2.74m x 3.66m)



155-157 Northdown Road, Margate, Kent, CT9 2QY  
t. 01843 231222 e. [cliftonville@milesandbarr.co.uk](mailto:cliftonville@milesandbarr.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)