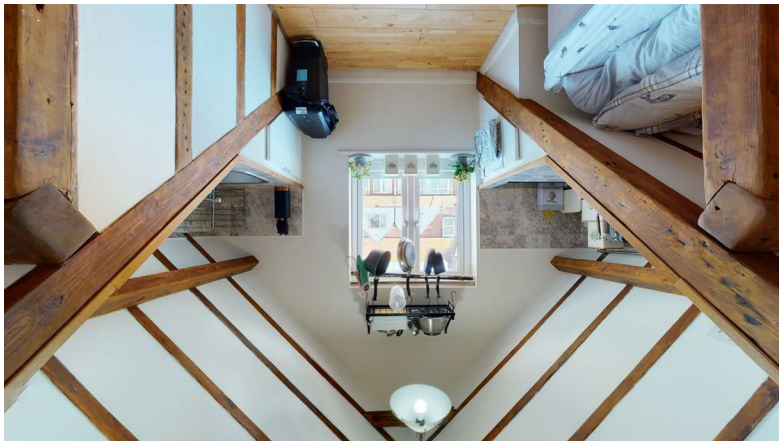
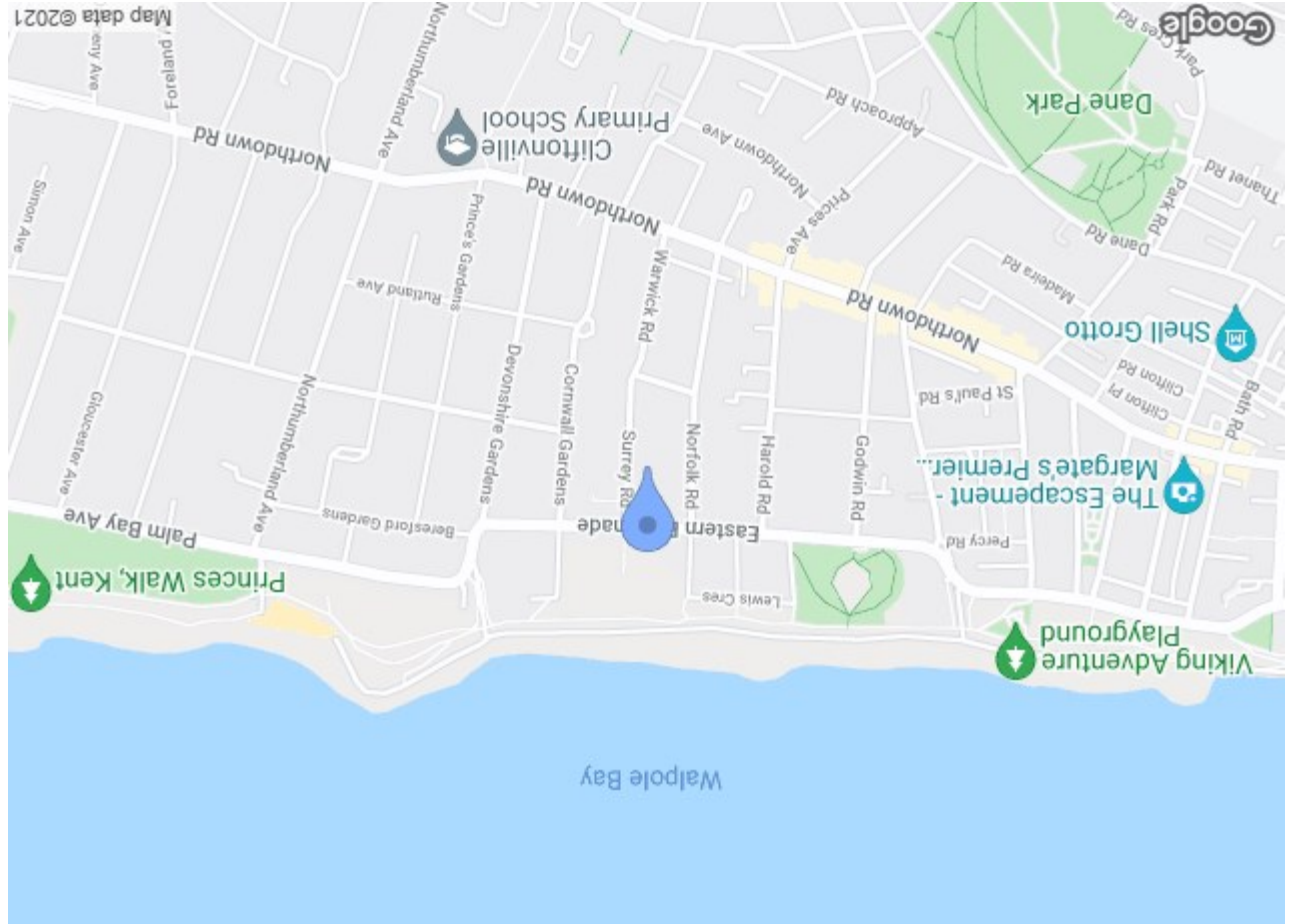


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(45-54)	E
(21-30)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	65
Possible	52

Map data ©2021



FLAT 2 23 SURREY ROAD  
MARGATE



FLAT 2 23 SURREY ROAD  
MARGATE

£95,000



- Studio Flat
- Brand New Lease
- Recently Refurbished
- Shower Room
- Storage Cupboard
- Close to Local Bus Routes
- Refurbished Communal Areas
- Vacant

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

ONE BEDROOM STUDIO FLAT!

Miles and Barr and delighted to bring to the market this recently refurbished top floor one bedroom studio flat with a brand new 125 year lease. The property comprises of a large open space, fitted kitchen with a space for a washing machine and a separate shower room. The property has been completely refurbished by the current owners and they extended the lease on the property also. The refurbishment included new double glazing, wiring and plumbing. Inside you are welcomed with a variety of exposed original features including ceiling beams, brick walls and an original fireplaces. The property is situated within a few minutes walk from local shops and bus routes, this apartment would make an ideal holiday home or first time buy.

To arrange your viewing, please call sole agents Miles and Barr on 01843 231222 7 days a week.

DESCRIPTION

Entrance

Lounge/Bedroom/Kitchen - Open Plan 21'1" x 17'1" (6.45m x 5.23m)

Bathroom 6'3 x 6'10 (1.91m x 2.08m)

