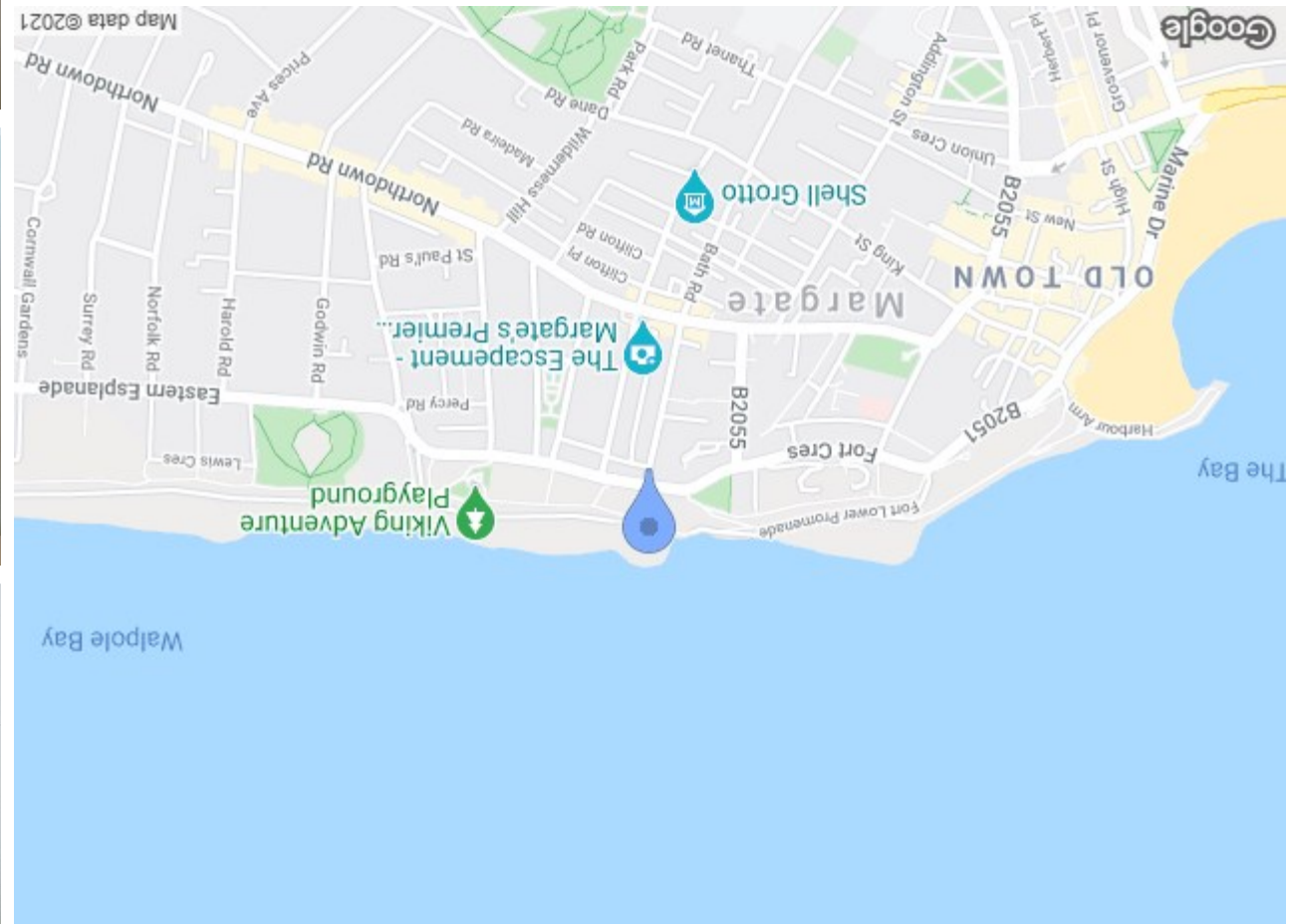


www.milesandbarr.co.uk/referral-fee-disclosure

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:



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(45-54) E	
(35-44) F	
(1-34) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
47	48



FLAT 4 63 ETHELBERT ROAD

MARGATE



FLAT 4 63 ETHELBERT ROAD

MARGATE

£175,000

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propertymark  
PROTECTED

Relocation  
agent  
network

The Property Ombudsman

155-157 Northdown Road, Margate, Kent, CT9 2QY  
t. 01843 231 222 e. cliffonville@milesandbarr.co.uk

miles & barr  
YOUR PROPERTY AGENT



- Two Bedrooms
- Finished To A High Standard
- Off Street Parking
- Close To Local Amenities & The Beach
- Spacious Lounge/Kitchen/Dining Area
- Courtyard Garden
- No Onward Chain

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 AND FIRST TIME BUYERS!!! Miles and Barr are delighted to market this two bedroom apartment which has been finished to a good standard and offering off street parking! The property is located in walking distance of both the sea and local amenities. It is also situated just a couple of miles from Margate's Mainline Railway Station which boosts the Highspeed Rail Link into London St Pancras. The property boasts two bedrooms, fully fitted bathroom, spacious lounge/kitchen/dining area and its own courtyard garden. An added benefit is that it also offers off street parking to the rear. Being offered on a NO CHAIN basis, call Miles and Barr today to arrange your viewing 7 days a week!

DESCRIPTION

- Hallway
- Lounge/Diner/Kitchen 21'06 x 21'07 (6.55m x 6.58m)
- Kitchen
- Bedroom One 8'11 x 10'10 (2.72m x 3.30m)
- Bedroom Two 10'03 x 7'07 (3.12m x 2.31m)
- Bathroom 9'10 x 7'10 (3.00m x 2.39m)
- External
- Rear Garden
- Off Street Parking

