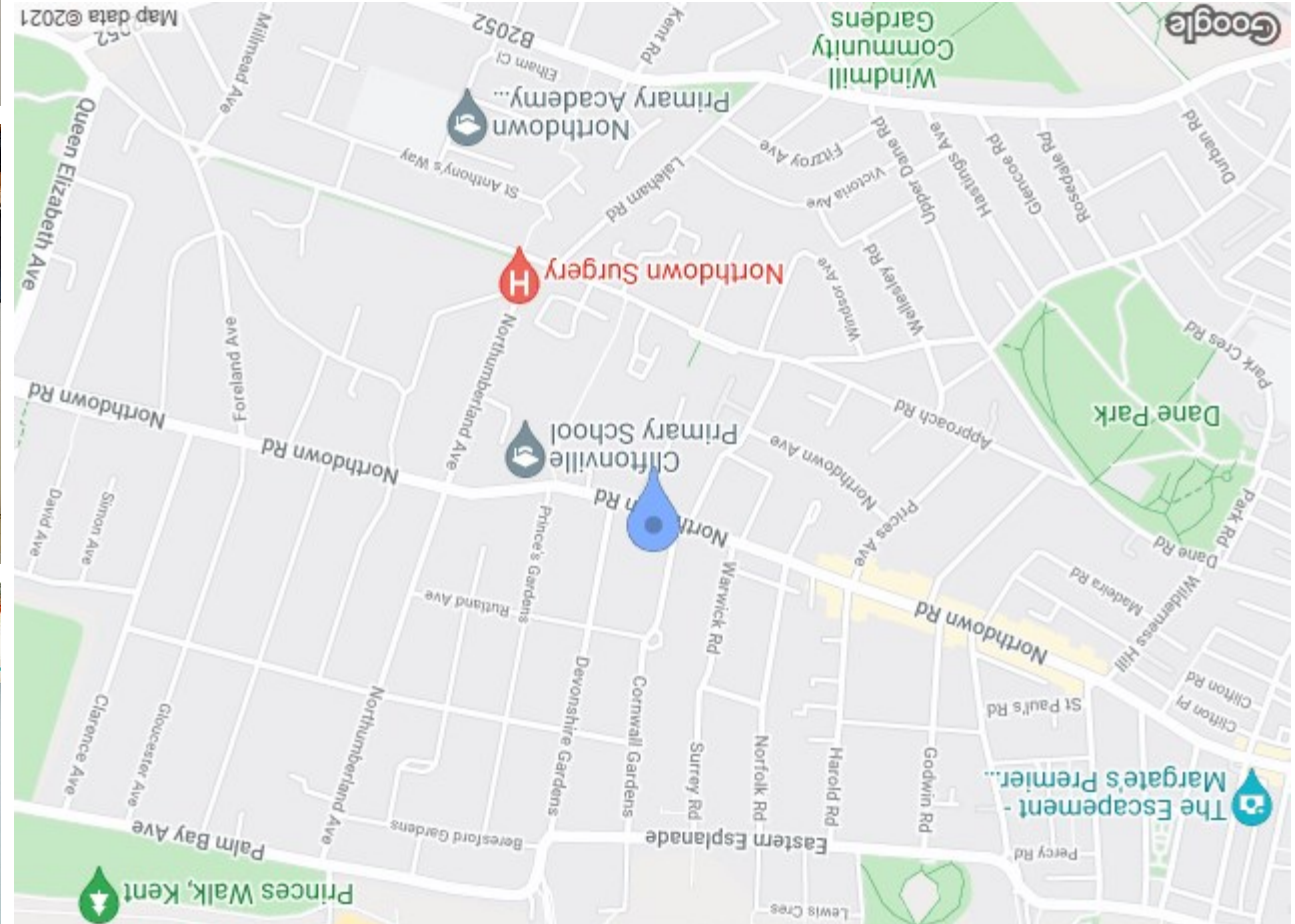


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Potential
72	69
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



FLAT 2 12 LALEHAM GARDENS

MARGATE



FLAT 2 12 LALEHAM GARDENS

MARGATE

£145,000



- Two Bedrooms
- Ground Floor
- Great Investment
- Sought After Location
- Close to Amenities
- Turn Key Investment
- Quiet Location
- Cash Buyers Only

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

TWO BEDROOM GROUND FLOOR FLAT WITH COMMUNAL GARDEN BEING SOLD WITH TENANT IN SITUATION!

Miles & Barr are delighted to bring to the market this excellent opportunity for a first floor apartment with garage en bloc in the highly sought after Laleham Gardens. The property currently has a 55 year lease and is only applicable to cash buyers. Internally the property comprises of two bedrooms, lounge through to the dining room, kitchen, bathroom with separate WC and balcony. The property is located in a quite cul-de-sac and within walking distance to a supermarket, local amenities and bus routes. Please call sole agents Miles & Barr on 01843 231222 to arrange your internal viewings.

DESCRIPTION

Entrance

Kitchen 10'4" x 8'7" (3.15m x 2.62m)

Lounge 22'3" x 8'5" (6.78m x 2.57m)

Bedroom One 12'5" x 8'5" (3.78m x 2.57m)

Bedroom Two 12'5" x 10'4" (3.78m x 3.15m)

Bathroom 7'10" x 6'0" (2.39m x 1.83m)

External

