



30 BYRON AVENUE
MARGATE

£850 PCM

- Newly refurbished
- Lounge and Dining room
- 3 bedrooms

ABOUT

Miles and Barr Lettings are delighted to offer to the market this fully refurbished 3-bedroom family home. Situated in the popular location of Margate, this property is situated close to local schools, the QEQM hospital and the town. The property comprises of a large lounge through diner, separate modern kitchen with a hob/oven, bathroom with a shower over the bath, two good sized double bedrooms and further generously sized single room. Further benefits include a rear courtyard garden, gas central heating and double glazing. Working tenants only. One pet may be considered. Available now!

LOCATION



47-49 Queen Street, Ramsgate, Kent, CT11 9EJ

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	66
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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. 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