



**63 WHERRY CLOSE**  
**MARGATE**

**£775 PCM**



- Two bedroom
- Purpose built
- En suite
- Ground floor
- Allocated parking

## ABOUT

2 BEDROOM BEAUTIFULLY BRIGHT GROUND FLOOR APARTMENT!! Miles and Barr are delighted to offer this modern purpose built apartment, located within easy reach of the wide range of amenities on offer at Westwood Cross with its own allocated parking and convenient ground floor access. Benefits include; two bedrooms (the master boasting en suite shower room), an open plan lounge diner leading to a modern open plan kitchen complete with fridge-freezer, cooker and dishwasher, bathroom and highly sought after storage space. Allocated parking is located to the front of the entrance to the building. Working professionals only. Sorry no pets.

## LOCATION

## DESCRIPTION



47-49 Queen Street, Ramsgate, Kent, CT11 9EJ  
t. 01843 572000 e. lettingsenquiries@milesandbarr.co.uk



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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(39-54) <b>E</b>		
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In accordance with the Property Misdescriptions Act (1991) 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.