



FLAT 12 EDITH COURT VICTORIA ROAD
MARGATE

£600 PCM

- Two bedroom
- Parking

- Central location
- Gas central heating

ABOUT

STUNNING BUILDING WITH ALLOCATED PARKING. This two bedroom apartment on the top (second) floor of Edith Court on Victoria Road in Margate. The building started its life in the 1870's as Margate Cottage Hospital and was converted to apartments in the early 1990's. The apartment has a private entrance and stairs from the first floor of the building leading up to the accommodation which comprises of; hallway, lounge, kitchen, two bedrooms and bathroom. Notably, being on the second floor the lounge enjoys some nice rooftop views to the front of the property. The location is ideal for a range of buying needs being close to Dane Park, the town center and High Street, Margate's resurgent 'Old Town' and Turner Contemporary. Working professionals only. Sorry no pets. Council Tax Band A.

LOCATION

Margate is a fantastic seaside town and includes the outlying areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is palpable, the town boasts a world class Art Gallery - the Turner Gallery, the UK's original pleasure park - 'Dreamland', has fast Rail links into London - Kings Cross, St. Pancras 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.

DESCRIPTION

Second Floor

Hall

Lounge 18'8 x 16'0 (5.69m x 4.88m)

Kitchen 12'0 x 5'9 (3.66m x 1.75m)

Bedroom One 10'9 x 10'0 (3.28m x 3.05m)

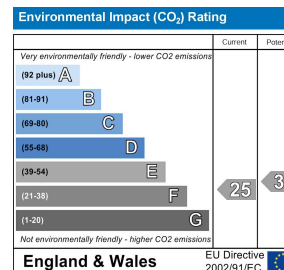
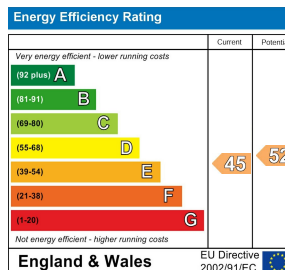
Bedroom Two 7'7 x 7'0 (2.31m x 2.13m)

Bathroom 6'0 x 5'11 (1.83m x 1.80m)



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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.