



**NORTHUMBERLAND AVENUE**  
**MARGATE**

**PCM £850 PCM**

- Two Bedrooms
- First Floor
- Lift Access
- Sea Side Location

## 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

Just a stones throw from a Blue flag beach!! Miles and Barr are delighted to present this spacious two bedroom flat situated on the first floor of Northumberland Court. Northumberland Court was originally built as a hotel in the mid-1930's and sits in an enviable and highly desirable position right on the corner of Northumberland Avenue and Palm Bay Avenue with stunning sea views. Viewings come highly recommended. The flat itself comprises of a large entrance hallway with entry phone system, Bathroom, Two bedrooms and spacious lounge with dining space. Please call Miles & Barr today to arrange your viewing!

## DESCRIPTION

Entrance Hallway

Bedroom One 16'3 x 9'4

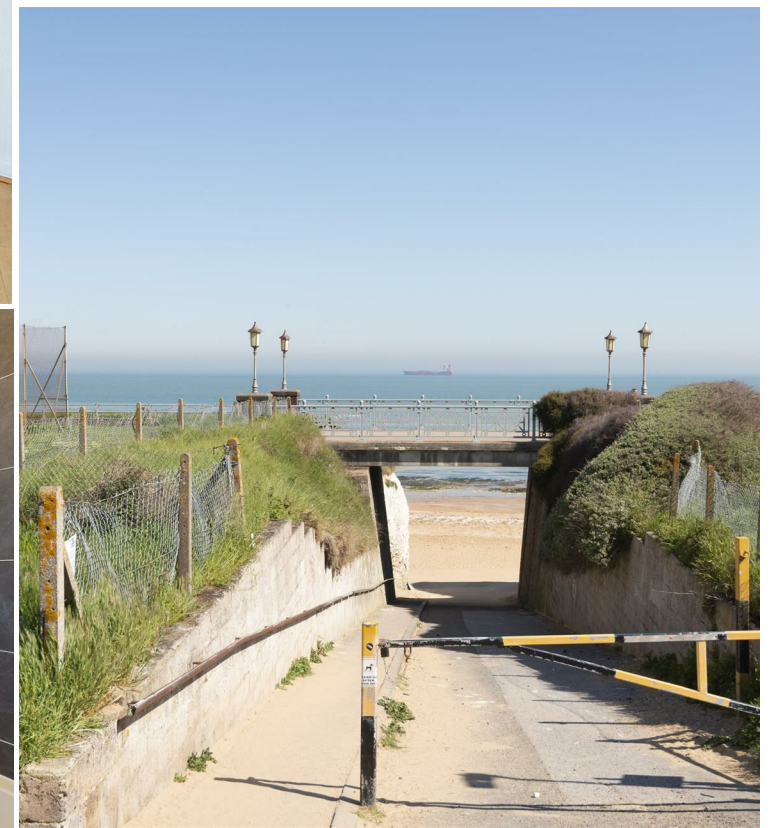
Bedroom Two 12'5 x 6'7

Lounge 12'7 x 12'5

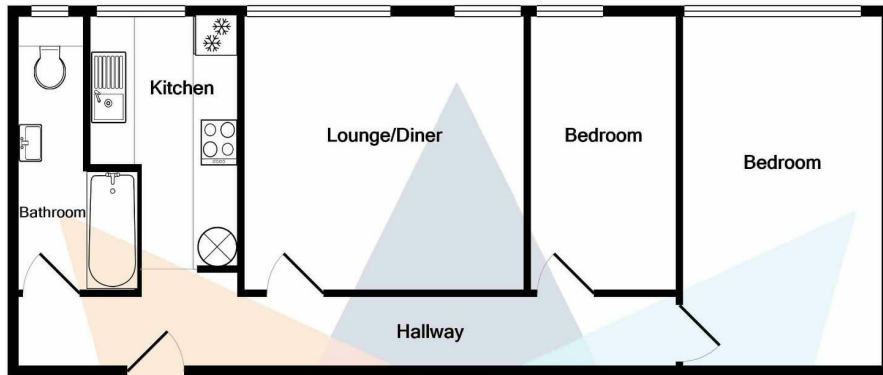
Kitchen 11'5 x 6'8

Bathroom 12'2 x 5'6





# NORTHUMBERLAND AVENUE, MARGATE



TOTAL APPROX. FLOOR AREA 58.4 SQ.M. (628 SQ.FT.)  
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47-49 Queen Street, Ramsgate, Kent, CT11 9EJ

t. 01843 572000 e. contactteam-

lettings@milesandbarr.co.uk



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	75	43
EU Directive 2002/91/EC		