



PERKINS AVENUE
MARGATE

£1,400 PCM

- Driveway For Three Vehicles
- Stones Throw From QEQM
- Private Rear Garden

- Great Location
- Semi-Detached
- Ready Now

ABOUT

Great sized, semi-detached family home in a desirable location, with a brand new drive with space for 3 vehicles.

We are excited to announce the availability of this 3 bed semi-detached home in Perkins Avenue. The location is amazing for those who rely on local transport or those who work at QEQM!

Offered unfurnished with a brand new driveway for 3 vehicles, as well as double glazed windows and gas central heating.

The property comprises of a large entrance hallway, leading into the kitchen and reception room. From both of these rooms, you can gain access out into the private rear garden.

Upstairs, you will find three bedrooms, two being good sized doubles and the third being the perfect single/cot room/study. The family bathroom has just had new vinyl flooring laid and features a bath with shower attachment and a hand basin. The toilet is separate which is great for those who would look to share a Tenancy.

If you are looking for a central rental that you can put your stamp on, then this is for you!

LOCATION

Cliftonville is a coastal area in the town of Margate, situated to the east of the main town and mainly occupies Georgian and Victorian properties. The area itself is within easy walking distance of the 'Margate Old Town', Turner Contemporary Art Gallery and the Margate railway station which is approximately 2 miles away and offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

DESCRIPTION

Ground Floor

Entrance Hall 9'0" x 8'7" (2.76 x 2.64)

Lounge/Diner 12'5" x 21'3" (3.81 x 6.50)

Kitchen 12'2" x 8'11" (3.72 x 2.73)

First Floor

Bedroom One 9'11" x 8'9" (3.03 x 2.69)

Bedroom Two 12'2" x 9'4" (3.72 x 2.86)

Bedroom Three 8'10" x 8'11" (2.70 x 2.73)

Bathroom 5'10" x 8'7" (1.78 x 2.63)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.