



FLAT 5 WELLINGTON HOUSE BERESFORD GARDENS

MARGATE

£695 PCM

- Two Bedrooms
- Sea Views

- Purpose Built
- Unfurnished

ABOUT

Miles and Barr are pleased to bring to the market this two bedroom purpose built flat situated within a sought after location and within walking distance to local shops and the beach. The flat comprises of a lounge with balcony, with sea views, fitted kitchen, two double bedrooms, a bathroom with shower over bath. The flat also benefits from double glazing and has electric heating. Sorry no pets. Call Miles & Barr Today who are acting as sole agents!

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.

DESCRIPTION

Bathroom

Bedroom One 13'4" x 10'2" (4.07 x 3.10)

Bedroom Two 13'10" x 10'2" (4.23 x 3.12)

Kitchen

Lounge 16'5" x 11'10" (5.01 x 3.61)

Balcony



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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		65
(39-54) E	40	
(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.