



**FLAT 3, 7 ADDINGTON STREET**  
**MARGATE**

**£525 PCM**

- Close to the Old Town
- One bedroom
- Open plan lounge/kitchen
- Pets considered

## ABOUT

Miles and Barr are delighted to market this one bedroom flat, located close to the Old Town. The property has an open plan lounge/kitchen, bedroom and bathroom. Pets considered.

## 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

**\*\*1ST FLOOR\*\***

Kitchen/Living Area 11'9" x 11'1" (3.6 x 3.4)

Bedroom 9'6" x 6'6" (2.9 x 2.00)

Bathroom 1.36 x 2.35 (0.30m.10.97m x 0.61m.10.67m)



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

