



EASTERN ESPLANADE
MARGATE

PCM £900 PCM

- Council Tax Band: B
- Sea Views
- Secure Gated Parking
- Open Plan
- Short Walk from Margate Sands
- Two Bedroom Apartment
- Length of Tenancy - 6 Months

LOCATION

Cliftonville is an area of Margate on the coast just to the east of the main town. It was developed in the late 19th century and became a fashionable holiday resort with its smart hotels and beautiful sandy beaches. The style of Burlington Place references the many fine Georgian and Victorian buildings which remain.

Locally, on the busy Northdown Road, there's a wide variety of shops, cafes and restaurants. The centre of Margate, the Old Town, is within easy walking distance. Margate is a vibrant seaside town boasting a world class art gallery, the Turner Contemporary, and the UK's original pleasure park 'Dreamland'. Margate railway station is approximately 2 miles away with fast rail links into London, Kings Cross-St.Pancras. The neighbouring towns of Broadstairs, Ramsgate and Birchington are a short drive away. There are also good road links to London via M2 Motorway and to the Channel Tunnel at Folkestone.

ABOUT

Miles and Barr are delighted to present this spacious two-bedroom apartment in Burlington Place, on the Eastern Esplanade of Cliftonville. The flat is on the upper ground floor, overlooking the Oval Gardens with panoramic views of the sea beyond. Entry into the building is by means of a secure phone system, and a lift gives access from the private underground car park. The accommodation consists of a large open-plan lounge/diner and kitchen, shower room, one double bedroom and one single bedroom/office. In excellent decorative order and benefitting from multiple plug sockets throughout, electric heaters and double glazing. Located near essential amenities and bus routes. In addition, this well-managed apartment block provides a caretaker five days a week.

DESCRIPTION

Entrance

Lounge 24'11" x 14'0"

Cupboard 5'17 x 2'25

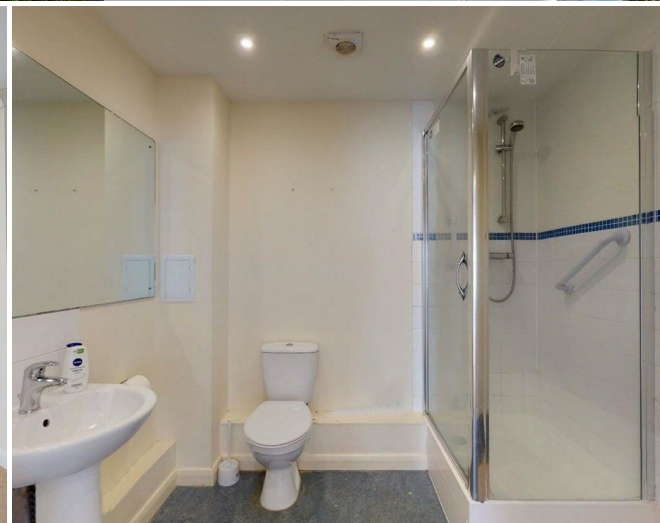
Bedroom One 11'26 x 12'14

Bedroom Two 6'56 x 13'60

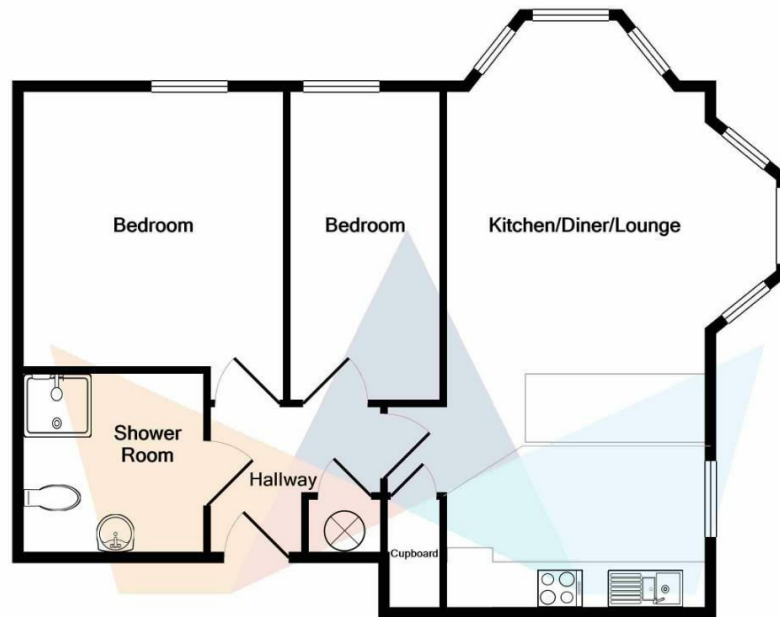
Bathroom 7'72 x 7'84

External

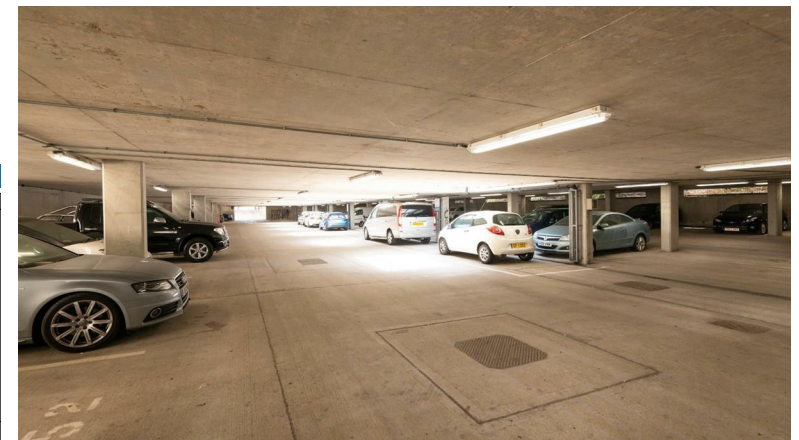
Off Street Parking Space



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TOTAL APPROX. FLOOR AREA 63.6 SQ.M. (684 SQ.FT.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		