



**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

## 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.

## 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.

## 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

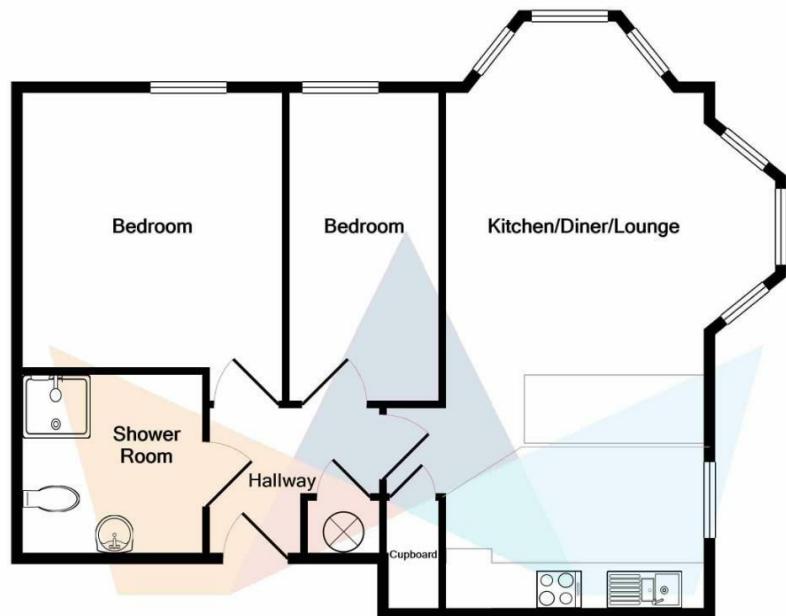
Bathroom 7'72 x 7'84

External

Off Street Parking Space



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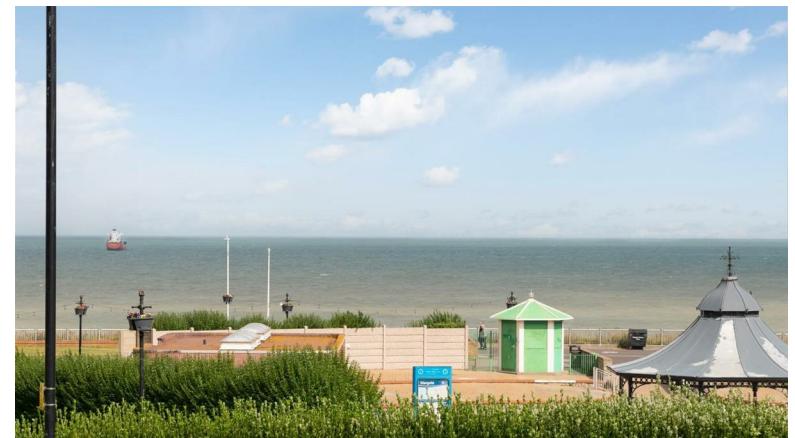
TOTAL APPROX. FLOOR AREA 63.6 SQ.M. (684 SQ.FT.)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher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



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)