



ARGYLE AVENUE
MARGATE

PCM £1,500 PCM

- Unfurnished
- Private Garden
- Garage
- Spacious Family Home

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.

ABOUT

Miles & Barr are delighted to bring to the market this spacious five bedroom semi-detached family home situated in a popular residential area in Garlinge. The property is split over three floors with the ground floor offering a lounge, a separate dining room, a utility area and a large kitchen/diner with a breakfast bar. The first floor boasts three double bedrooms, one which benefits from an en suite, one single bedroom and a bathroom with a corner bath. Upstairs on the second floor you will find a further double bedroom. Further benefits include a private rear garden with both decked and lawn areas, a garage and a driveway for parking. Sorry no pets. Please call Miles & Barr today to arrange your viewing!

DESCRIPTION

Lounge 12'10" x 12'0"

Dining Room 11'4" x 12'0"

Utility Area 7'4" x 4'2"

Kitchen 24'1" x 8'0"

Bedroom One 14'4" x 10'2"

En Suite 7'6" x 7'3"

Bedroom Two 12'0" x 11'4"

Bathroom 7'6" x 6'5"

Bedroom Three 12'11" x 8'0"

Bedroom Four 9'5" x 8'0"

Bedroom Five 18'11" x 12'9"



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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		
		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