



PLOT 4 / NO.27 FARLEY CLOSE FARLEY ROAD

MARGATE

£445,000

- Farley Close
- Only 8 New Homes
- Detached
- Integrated Appliances
- Available to View & Reserve Now!

- Brand New Development
- 3 Beds / 2 Bathrooms
- Off Street Parking
- ICW 10 Year Warranty
- Selling Fast

ABOUT

*** JUST 2 REMAINING ***

Legal Fee Incentives; Terms Apply.
Help to Buy scheme available.
Reserve Now!!!

Farley Close is an exciting brand new development of only 8, three bed detached homes located at the end of Farley Road backing on to Nash Road in the popular location of Margate.

Downstairs you'll find a large living area which is open plan to the kitchen and diner. The lounge area feature impressive ground to roof height glass windows with large bi fold doors opening out onto the patio and turfed gardens. On the ground floor also sits a family bathroom and a double bedroom with walk in wardrobe. Upstairs you'll find a large master bedroom with a contemporary glass mezzanine balcony with an en suite along with another double bedroom.

These bespoke detached houses are being built by a reputable builder to a very high quality finish, they will come with off street

LOCATION

Farley Road is located in a sought-after area tucked away from the hustle and bustle but still within reach of plenty if amenities including easy catchment of the QEQM Hospital and within easy walking distance of the Westwood Cross shopping centre. The area boasts a number of highly regarded schools in both the public and private sectors. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

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', high-speed rail links into London and of course not forgetting the stunning sandy beaches and sparkling bays. You are also within a short drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington.



Backed by
HM Government



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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