



**PLOT 35 ROMAN FIELDS 7 ROMAN WAY**  
**MARGATE**

**£250,000**



- \*\*\* Roman Fields \*\*\*
- 39 New Homes
- Parking Included
- ICW 10 Year Warranty
- Arrange Site Visit Now

- An Exciting Brand New Development
- 2,3 & 4 Beds
- Integrated Kitchen Appliances
- Show Home & Sales Suite

## ABOUT

HELP TO BUY AVAILABLE

\*\*\* A TYPES ALL SOLD \*\*\*

\*\*\* SALES SUITE OPEN \*\*\*

Opening Hours

Thursday - Saturday / 10am - 4pm

To book a viewing contact Susan; susanashby@milesandbarr.co.uk / 07702 892 465.

A full brochure, price list, specification and garden sizes are available upon request.

\*\*\* 2 BED HOUSES - SEMI DETACHED \*\*\*

There is a selection of semi detached and detached two bed homes and all come with parking for two cars, the ideal first home or investment opportunity.

There are only 4 x Types and are priced at £250,000.

## LOCATION

Garlinge is a popular residential village which is close to local, highly regarded schools in both the public and private sectors, shops and public transport, making it a great place for families to reside in. You are within easy access to sandy beaches in Margate and Birchington. The towns also have a mainline railway station providing a regular service to London including fast rail links. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

Birchington, only a short drive or bus ride away which has a variety of local shops and businesses, all supporting the local area, fantastic popular restaurants, bars and a superb sandy beach at Minnis Bay.

Margate is a fantastic seaside town with an old and new social feel, it holds the likes of the world class Turner Contemporary art gallery, and the UK's original pleasure park "Dreamland". The old town of Margate has a vibrant mix of vintage and retro shops.

The energy surrounding these coastal towns is excellent and can be enjoyed by all the family.

**miles&barr**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not energy efficient - higher running costs			
(1-54)			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(1-54)			
England & Wales		EU Directive 2002/91/EC	



Backed by  
HM Government



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)