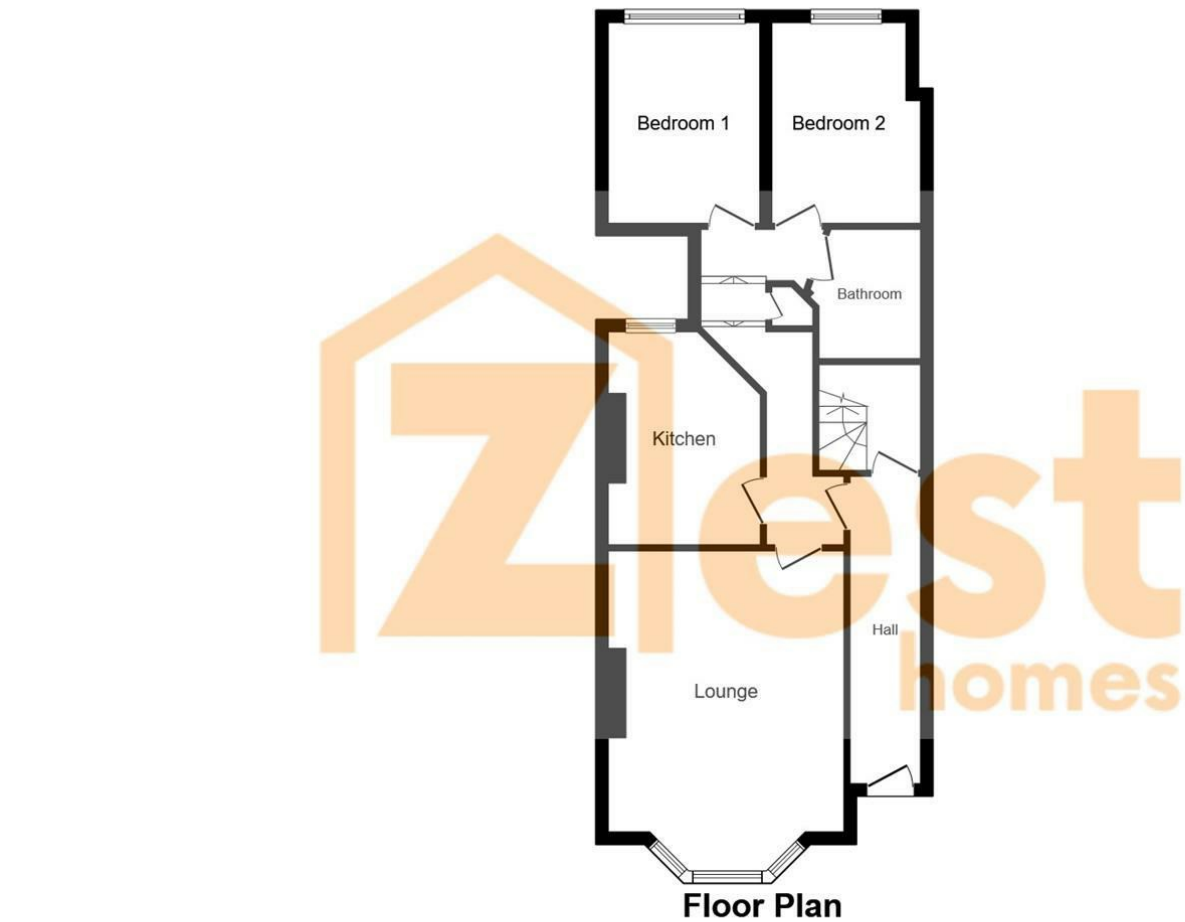
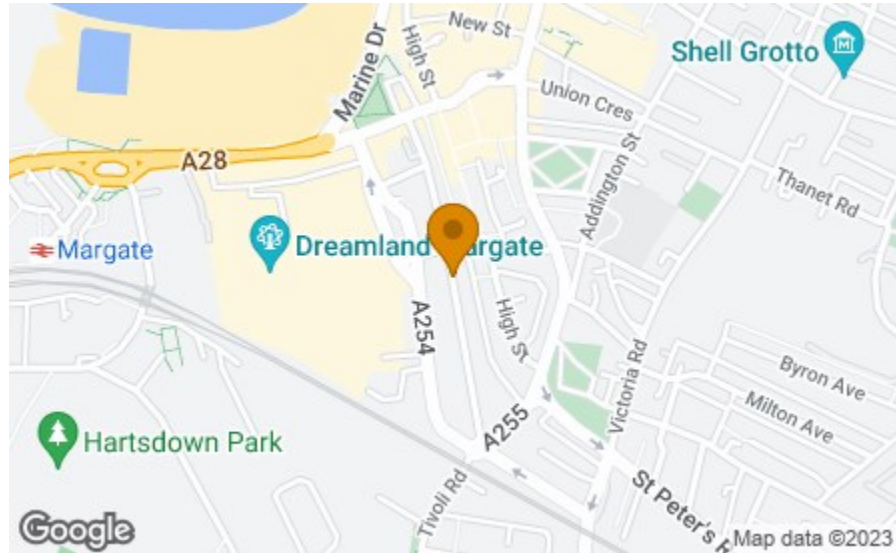




This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 72      | 79                      |
| (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 |



**Flat 2, 115 Grosvenor Place, Margate, CT9 1UX**  
**£175,000**

 **2**  **1**  **1**  **C**

ZEST HOMES Sales and Lettings Ltd are pleased to bring to the market this first floor-floor apartment in Margate! A great location and a perfect home for a first-time buyer or a great investment opportunity.

The accommodation comprises of entrance into a communal hallway with an entrance leading to Flat 1. The accommodation comprises a large lounge with a bay window flooding the light into the room, a kitchen/dining room with natural light provided via the atrium, two bedrooms, and a bathroom.

CALL ZEST HOMES to view today!

More images are to be taken soon.

Council Tax Band A

The service charge is £200 payable every half year. There are 3 flats in total which are all being sold with a share of the freehold once the last flat has been completed can buy a share of the freehold for £1.

Tenure: Leasehold  
Lease 109 Years Remaining

- Agents Notes:
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
  2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
  3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
  4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
  5. Zest Homes hold the copyright to all advertising material used to market this property.
  6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

For a free no obligation valuation of your property please contact the number quoted on the property brochure.

