



**Waltham Close  
Cliftonville  
Margate  
Kent  
CT9 3YF**

**Offers in Excess of £215,000**

**bettermove**

# Waltham Close Margate

Bettermove are proud to present this top floor 2 bedroom flat in the sought after area of Cliftonville within Margate.

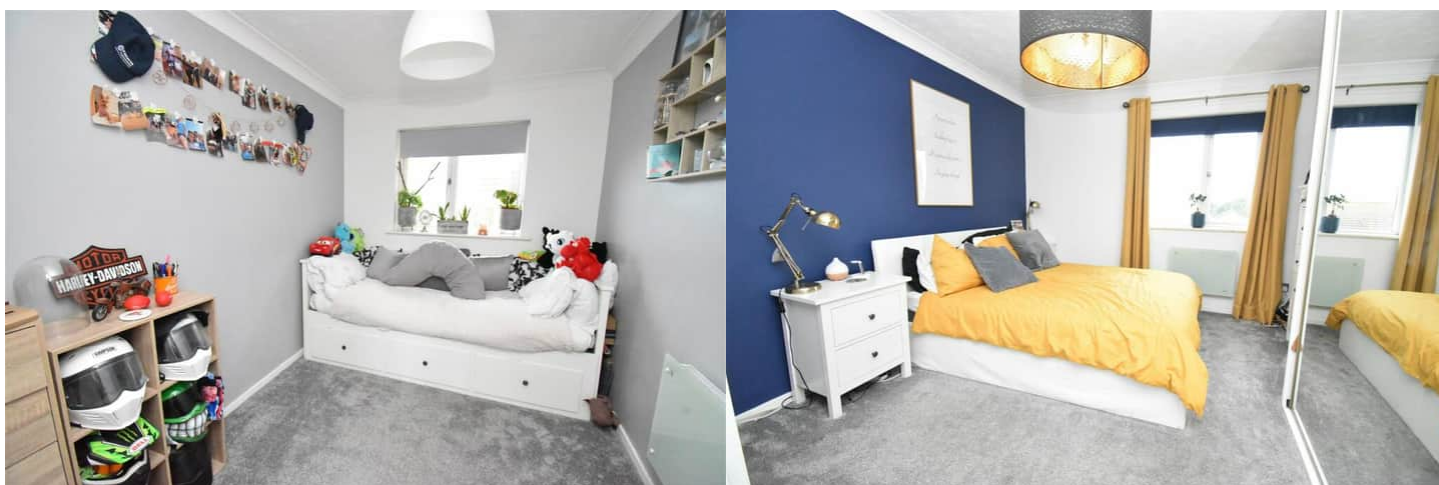
The property benefits from double glazing, electric heating throughout and has off street parking available via the garage. The council tax band is A.

This is a leasehold property with 123 years remaining on the lease; the ground rent is £100 per annum and the service charge is £600 per annum.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, family bathroom and 2 double bedrooms situated on the second floor of the building.

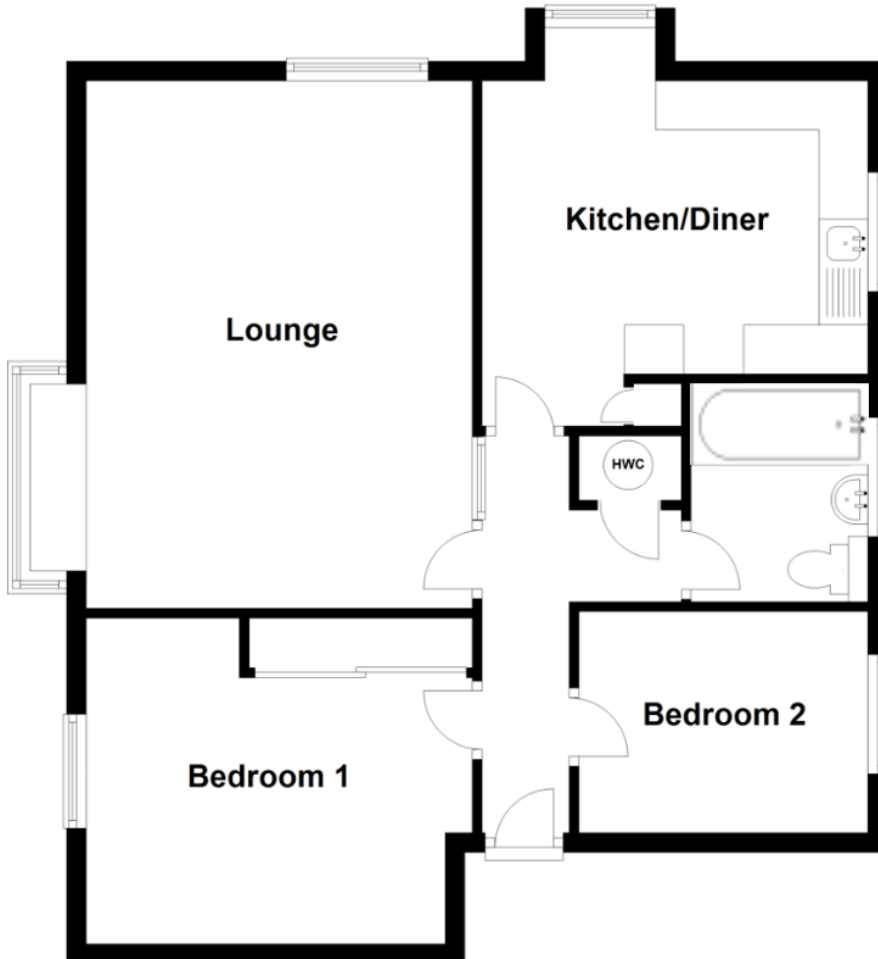
Located in the popular town of Margate, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Margate Train Station, the A28 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



## Second Floor

Approx. 66.8 sq. metres (718.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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