



Flat 5  
Edgar Road  
Cliftonville  
Margate  
Kent  
CT9

Offers In Excess Of £145,000

bettermove

# Edgar Road Margate

Bettermove are proud to present this 2 bedroom flat in Cliftonville, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with on street parking available.

The council tax band is A.

This is a leasehold property with 136 years remaining on the lease; the ground rent is £100.00 per annum and the service charge is £400.00 half yearly.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, two generously sized double bedrooms, and a family bathroom.

Located in the popular coastal town of Cliftonville, Margate, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Margate Train Station, a variety of local bus routes, and quick access to the A28.

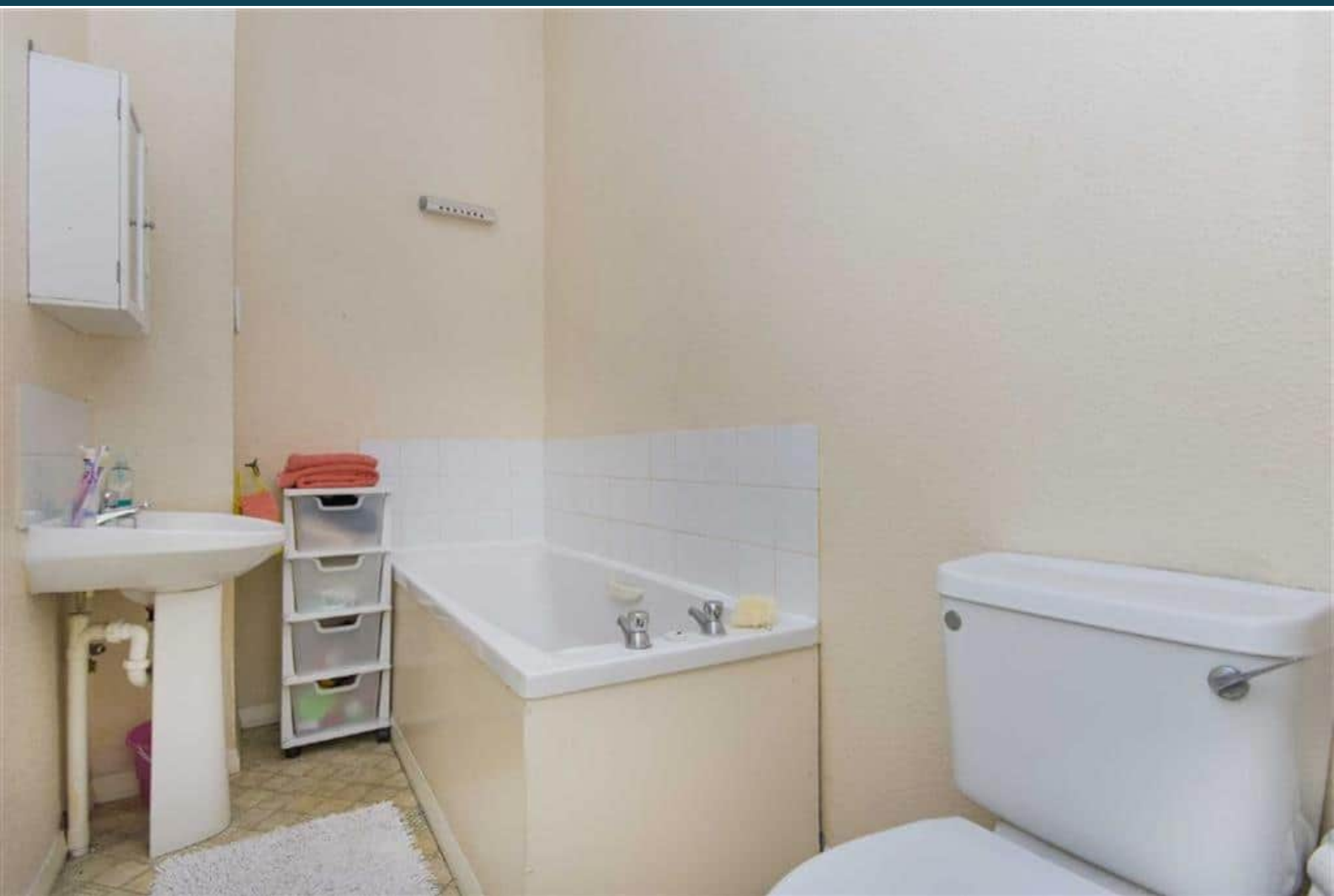
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





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>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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