



Norfolk Road
Cliftonville
Margate
Kent
CT9

Offers In Excess Of £85,000

bettermove

Norfolk Road Margate

Bettermove are proud to present this 1 bedroom flat in Cliftonville.

This property benefits from gas central heating throughout, with off street parking available.

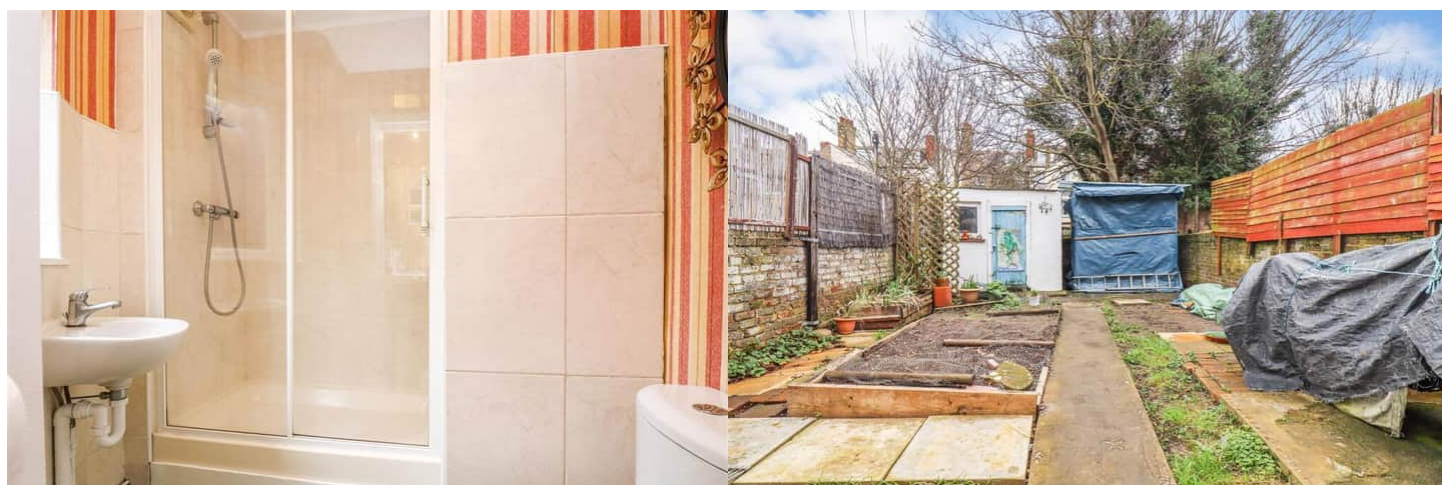
The council tax band is A.

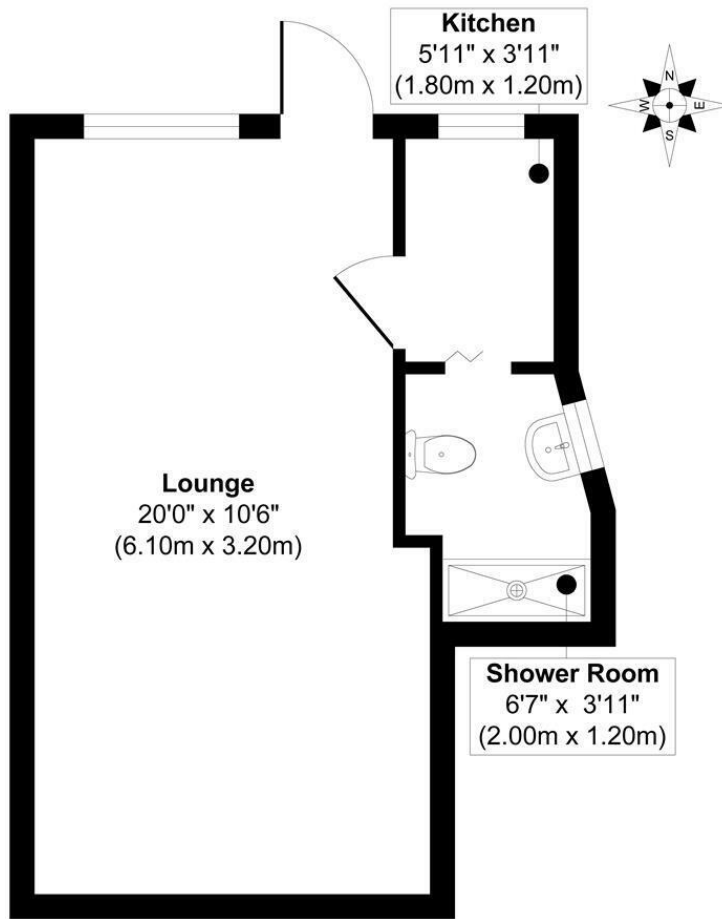
This is a leasehold property with 111 years remaining on the lease; the ground rent is £150pa and the service charge is £1,600pa.

The interior of this well presented property comprises a spacious living/dining/bedroom area and fitted kitchen and the shower room. The exterior boasts a private 11 meter long rear garden, perfect for enjoying the summer months.

Located in the popular district of Cliftonville, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and is a 2 minute walk from the sea, Walpole pool, sauna on the beach and the Thumb Theatre. Excellent transport connections can be found from Margate train station (2.0 miles), variety of bus routes and the A28.

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





Floor Plan

Approx. Gross Internal Floor Area 256 sq. ft / 23.85 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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