

# Property Details

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CLARKE &  
CRITTENDEN



**CLIFTONVILLE, MARGATE  
FLAT 1, 8-10 ETHELBERT TERRACE, CT9 1RX**



A well located lower ground floor apartment opposite the former Lido and the sea beyond. The apartment has good natural light from windows to the main reception room, and bedroom.

The property is found approximately half a mile, or a ten-minute walk from Margate Old Town and its mix of coffee shops, antique shops and restaurants.

The apartment is well served by public transport with a regular bus service to the surrounding towns from a bus stop directly outside the property.



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**PRICE £125,000 LEASEHOLD**

Subject to Contract

All measurements are approximate. We have not tested any of the mains services or the gas and electrical appliances at the property.

#### ENTRANCE

Front door to entrance porch leading internal hallway:

#### HALLWAY: 5.7m x 0.8m (18'8 x 2'7)

Stretching almost the depth of the property with access to Reception Room / Kitchen, Bathroom and Bedroom.

#### RECEPTION ROOM / KITCHEN: (15'5 x 13'1)

An open plan kitchen / reception room found at the front of the property, with a large window to the lightwell. Carpeted flooring throughout with painted walls and ceiling, halogen light fittings and radiator.

Kitchen with sink unit, worktops and a range of cupboards/drawers and wall mounted cupboards. Oven and hob, with extractor hood over

#### BATHROOM: 2.7m x 1.6m (8'10 x 5'3)

Found to the rear of the property including bath, WC and basin with lino flooring.

#### BEDROOM: 3.9m x 3.2m (12'10 x 10'6)

Found to the rear of the property with a window facing the rear lightwell/courtyard.

#### COUNCIL TAX

We understand that the property is within Council Tax Band C. **Note:** Interested parties should make their own enquiries of the Local Authority rating department on 01843 577000.



#### ENERGY PERFORMANCE CERTIFICATE

Currently being undertaken.

#### VIEWING

To view please call in the office, telephone or email.

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#### Note:

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