

# Property Details

Telephone: 01843 841123 Email: homes@clarke-crittenden.com

CLARKE &  
CRITTENDEN



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



A well located second floor apartment with views over the former Lido and the sea beyond. The apartment has good natural light from windows to the main reception room, and both bedrooms.

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.

The apartment would make an ideal investment property.



2



1



1

**PRICE £140,000 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 HALLWAY:**

A central hallway with access to all rooms within the flat.

#### **RECEPTION ROOM / KITCHEN: 4.0m x 3.5m (13'1 x 11'6)**

An open plan kitchen / reception room found at the front of the property, with a large window with views over the sea. Exposed floorboards with painted walls and ceiling and radiator.

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

#### **BATHROOM: 2.9m x 1.6m (9'6 x 5'3)**

To the rear of the property including bath, WC and basin with radiator.

#### **BEDROOM ONE: 3.3m x 2.6m (10'10 x 8'6)**

Found to the rear of the property with a window facing the rear garden. Exposed floorboards, painted walls with a pendant light fitting.

#### **BEDROOM TWO: 3.0m x 2.0m (9'10 x 6'7)**

Found to the front of the property with a window overlooking the sea. Exposed floorboards, painted walls with a pendant light fitting.

#### **COUNCIL TAX**

We understand that the property is within Council Tax Band A. **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.

**Telephone**

01843 841123

**Email**

**Ian Crittenden**

[ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

**Debbie Brotherton**

[debbie@clarke-crittenden.com](mailto:debbie@clarke-crittenden.com)

#### **Note:**

These particulars are prepared for guidance only provided in good faith and believed to be correct but do not form part of an offer or contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any of the services or facilities are in good working order. Any areas, measurements or distances are approximate only. Crittenden Commercial Ltd nor any of their employees have any authority to make give or imply any representation or warranty whatsoever in relation to the property. 01/07/17