



Arlington House
All Saints Avenue
Margate
Kent
CT9 1XS

Offers in Excess of £129,000

bettermove

All Saints Avenue Margate

Bettermove are pleased to present this charming two bedroom 16th floor flat in Margate, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 53 years remaining on the lease - fees to extend this are to be confirmed by the vendor. The ground rent is £40 per year and the service charge is £120 per month. The council tax band is A.

The interior of this well presented property comprises a spacious lounge, separated fitted kitchen, two bedrooms and shower room. Sea views can be enjoyed from all aspects. There is communal residents parking available.

Located in the popular seaside town of Margate, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A28 and Margate rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

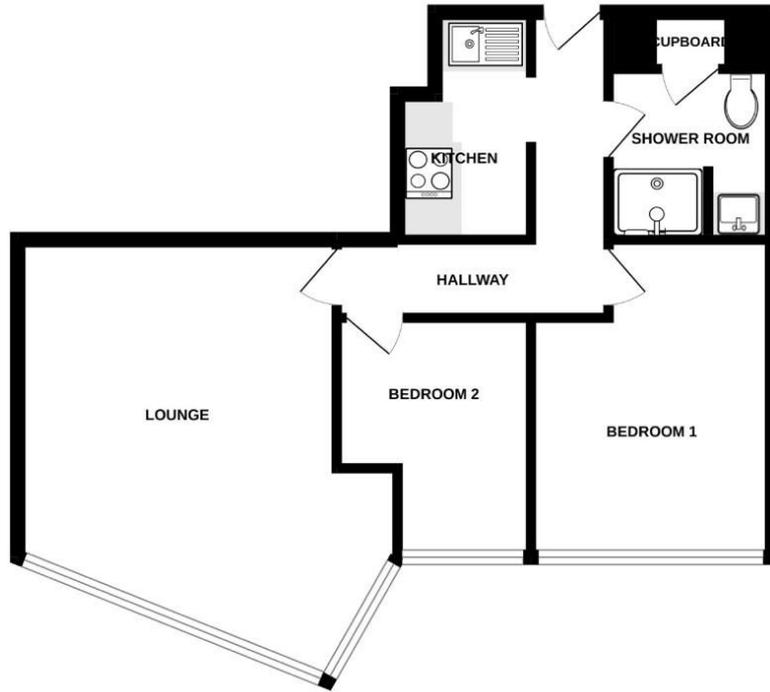
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 42002

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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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