



Julian Court
Edgar Road
Cliftonville
Margate
Kent
CT9

Offers In Excess Of £149,000

bettermove

Edgar Road Margate

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

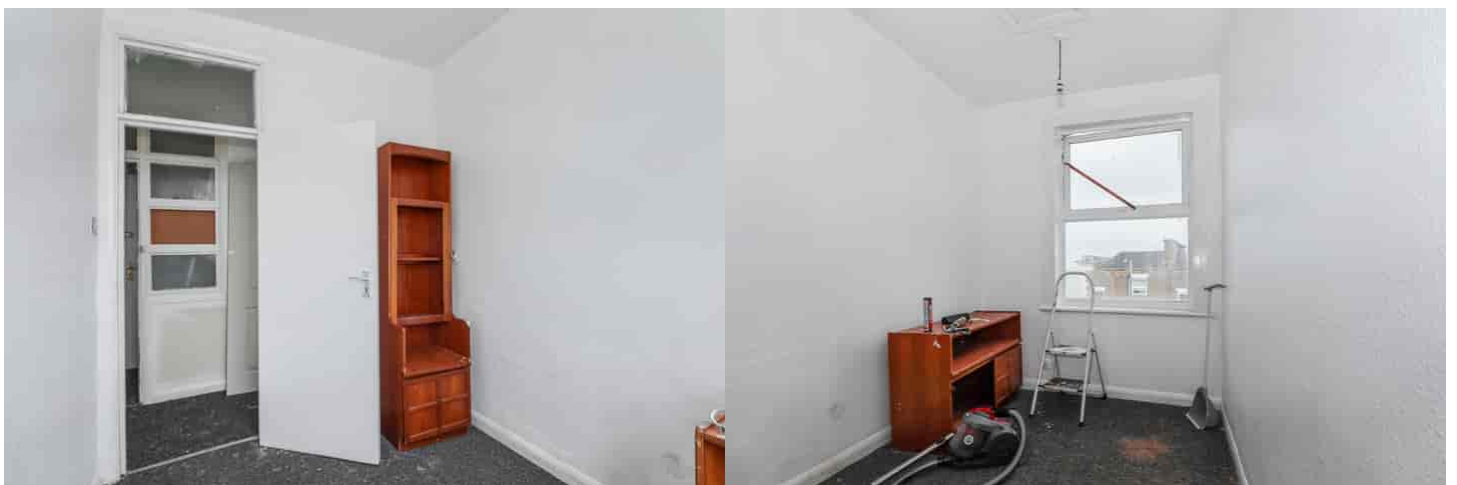
The property benefits from double glazing and electric heating throughout. The council tax band is A.

This is a share of freehold property with 50 years remaining on the lease; the ground rent is £20.00 per annum.

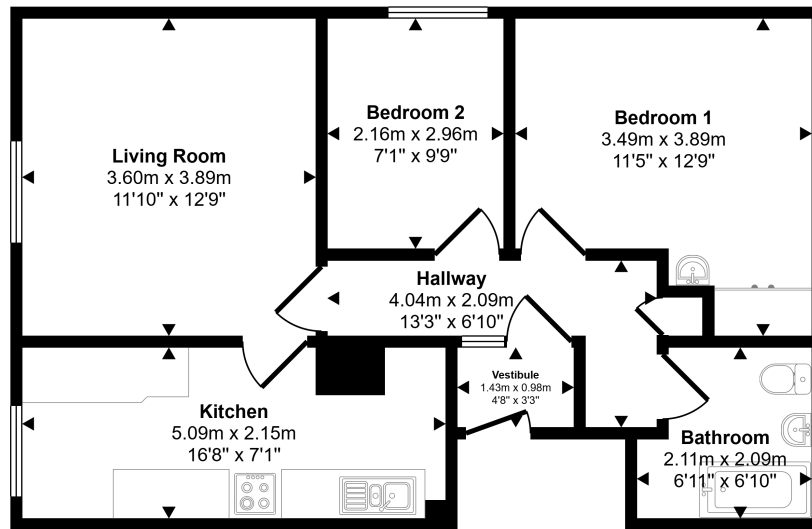
The interior of this third floor property comprises a spacious living room, fitted kitchen, family bathroom and two bedrooms, with the added benefit of beautiful sea views.

Located in the popular seaside 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 links can be found from Margate Railway 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 on 0330 004 0050.




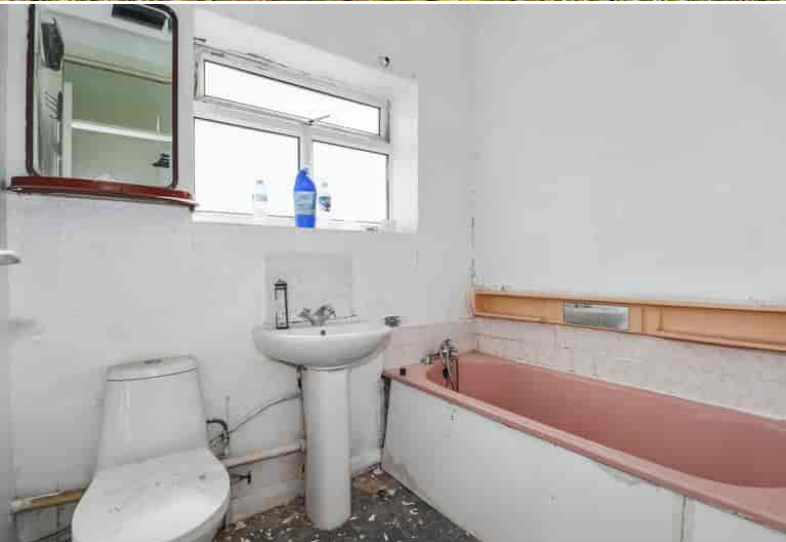
Approx Gross Internal Area
56 sq m / 604 sq ft



Floorplan

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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