



## Queens Parade, Margate CT9 2GB

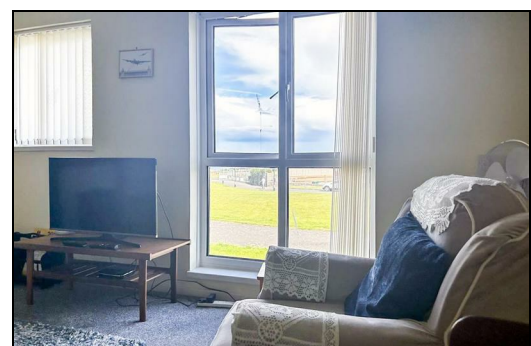
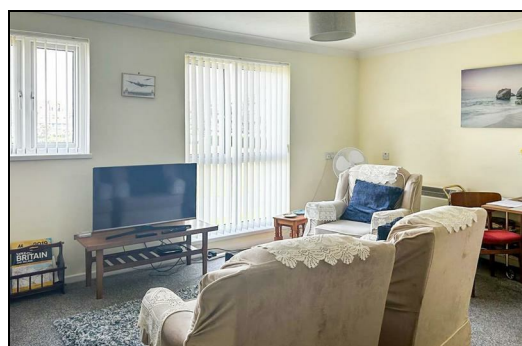
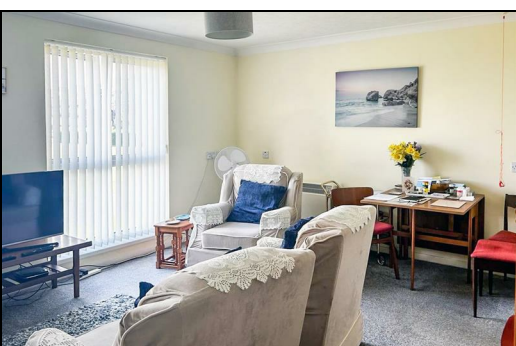
**Offers In Excess Of £85,000**

CR Real Estate are delighted to offer for sale with no chain, this purpose built over 55's flat located in Margate. Set on the first floor, this flat is perfect for those looking to retire and enjoy the peaceful lifestyle that this wonderful coastal town has to offer.

The living accommodation of this flat comprises of an entrance hall with storage cupboards, large lounge, fitted kitchen with integrated appliances and white goods to remain, shower room, and well sized bedroom with built-in wardrobe. Additional benefits also include sea views from the lounge and bedroom, lift access to all floors, communal gardens, residents lounge, and resident and visitor parking.

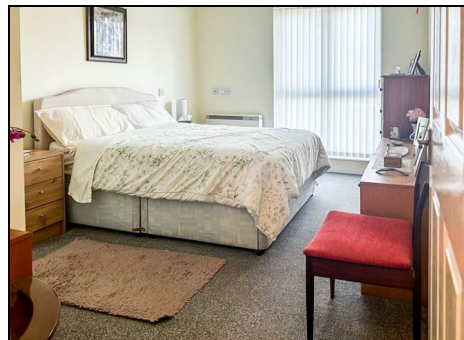
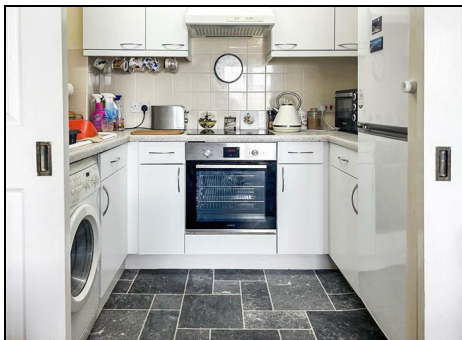
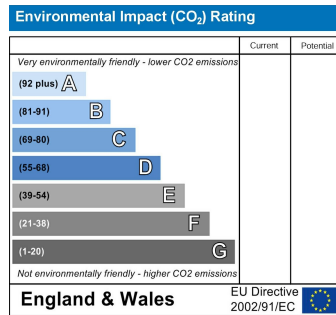
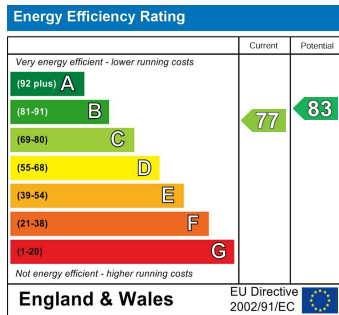
Queens Parade is conveniently located within the area and is located within a short distance to a variety of local amenities, including the High street in Cliftonville. Locally, Margate is home to a world class art gallery, the ever popular Dreamland pleasure park, and beautiful sandy beaches and bays. For transport, there are a number of close by bus routes, plus good road links to the surrounding areas and London via the A299 and M2.

96 years left on the lease





<b>Bedroom</b>	12'9" x 10'1" (3.90 x 3.09)
<b>Living Room</b>	13'3" x 15'1" (4.06 x 4.61)
<b>Bathroom</b>	5'8" x 6'2" (1.74 x 1.88)
<b>Kitchen</b>	5'8" x 8'2" (1.74 x 2.49)
<b>Entrance Hall</b>	5'8" x 10'7" (1.74 x 3.23)



**ESTATE AGENCY : REDEFINED**

