



# Charles Court

Margate | CT9 3FH



# Charles Court

## Northdown Road, Cliftonville, Margate CT9 3FH

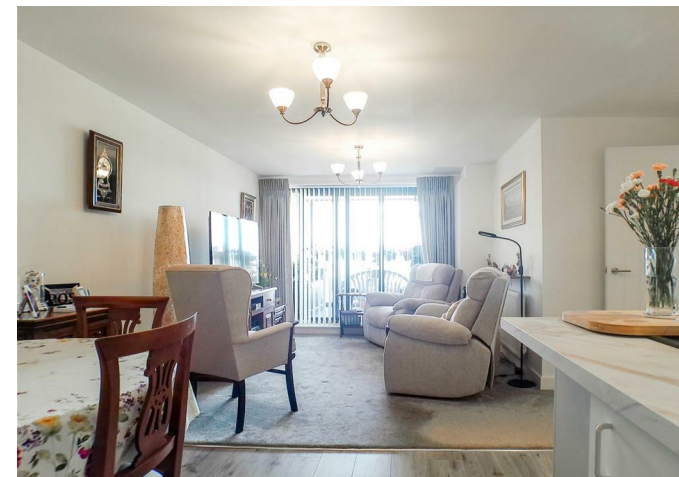
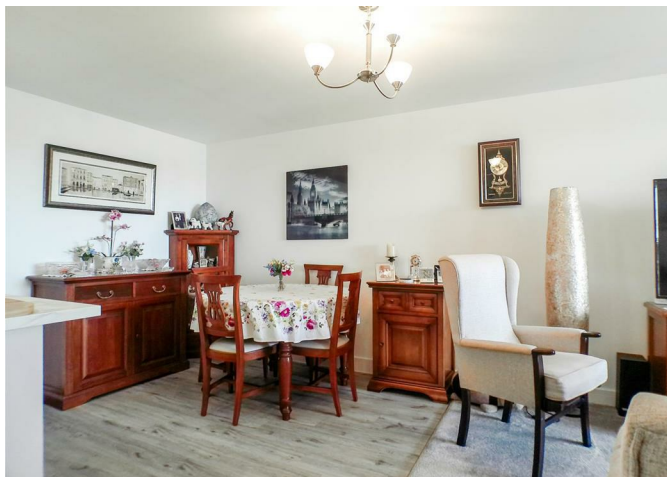
CR Real Estate are proud to offer to the market this two-bedroom second floor flat located in the popular seaside town of Margate.

Charles Court development was built in 2022 and is perfect for any first-time buyers or investors. This home has fantastic potential for the lucky new owners with the spacious layout offered and the locality of the area.

Accessed via the communal staircase or lift, the living accommodation comprises of a modern open plan kitchen/diner/lounge with integrated appliances and access to the balcony, two generously sized double bedrooms which both benefit from built-in wardrobes and storage, plus the

- One Year Old
- Private Car Park
- Open Plan Kitchen/Diner/Living Area
- Built-in Storage in The Bedrooms
- Two Double Bedrooms
- Secure Block of Flats with CCTV
- Lift Access to The Second Floor
- Balcony

Asking Price £225,000



## Bedroom 1

15'5" x 9'0" (4.70 x 2.75)

## Bedroom 2

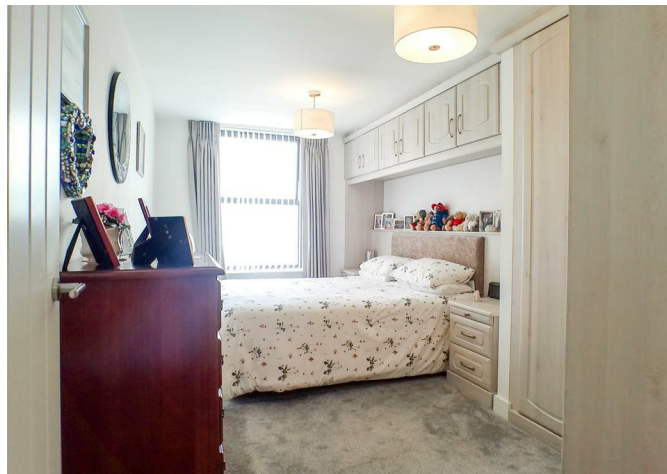
15'5" x 8'11" (4.70 x 2.72)

## Bathroom

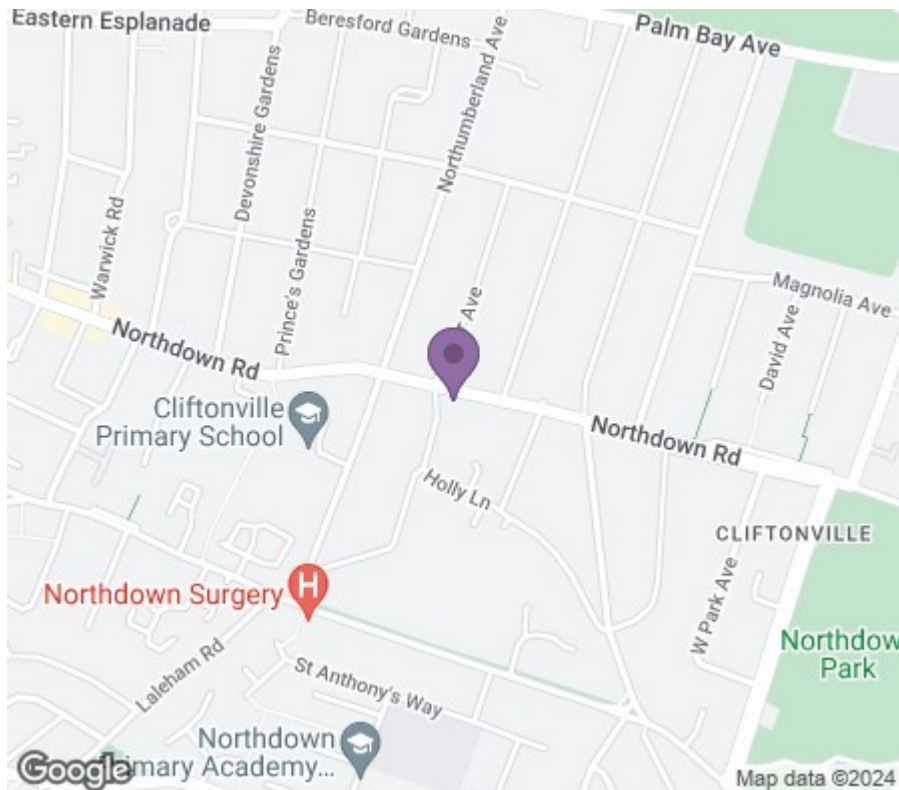
7'0" x 6'7" (2.14 x 2.02)

## Balcony

7'2" x 9'4" (2.20 x 2.86)

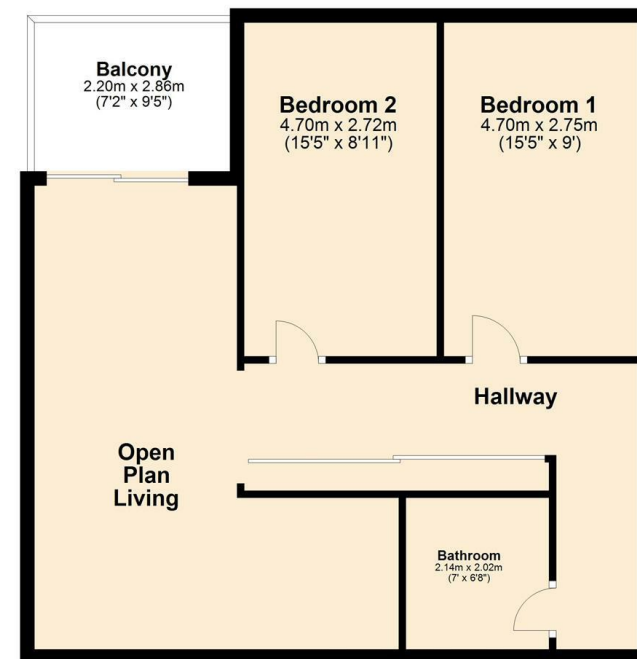






## Second Floor

Approx. 68.5 sq. metres (737.3 sq. feet)



Total area: approx. 68.5 sq. metres (737.3 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.