

01843 80 80 88

0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Hawley Square, Margate.

£ 400 pcm



- Georgian property overlooking a popular square
- Close to Town Centre
- Ideally located for shops, beach, train station
- Open plan lounge (16'2" X 9'4")
- Double bedroom (15'3" X 14'11")
- Recently decorated throughout
- Available now
- Call to book a viewing on 01843 808088

CLOSE TO THE TOWN AND RECENTLY DECORATED THROUGHOUT.

Xpert Lettings are offering TO LET this home which forms part of a Grade II listed Georgian property overlooking a popular square in central Margate. The property offers an open plan living area and separate double bedroom as well as separate bathroom. Access to the shops, sea front and mainline station to London are all within very easy reach. To arrange a viewing please call xpertagents on 01843 808088.

>>> DRAFT DETAILS <<<

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Communal Entrance

Communal hallway with door leading to;

Entrance

Hallway;

Leading to open aspect living area / Kitchen and door to bathroom.

Living area: 4.93m (16'2") x 2.84m (9'4")

Built in cupboard to recess, high ceiling with picture rail and matching dado rail, wood laminate flooring, open aspect to;

Kitchen area: 2.03m (6'8") x 1.73m (5'8")

Built in base cupboards with matching wall cupboard and free standing cupboard and drawer unit under. Single drainer sink unit, recess for cooker, recess and plumbing for washing machine, triple aspect multi paned sash windows to rear giving plenty of natural light.

Bedroom: 4.65m (15'3") x 4.55m (14'11")

High ceiling with picture rail and matching dado rail, tiled fire surround, small built in cupboard, two large sash windows to front.

Bathroom;

Matching white suite, comprising panelled bath, low level w.c, hand basin, part tiled walls, built in storage cupboard, obscured glass window to rear.

Note: We understand from the landlord that a wet electric central heating system is to be installed.

Energy Performance Certificate TO FOLLOW



Head Office: Xpert Agents, Kent Tel House, Continental Approach,
Westwood Industrial Estate, Margate, Kent, CT9 4JG

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