



3 Fort Crescent, Margate
£650,000



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Margate, Margate

TWO PROPERTIES IN ONE! Miles and Barr are delighted to present this rare opportunity to purchase this freehold building consisting of one three bedroom apartment and one two bedroom apartment. Located in Fort Crescent, this property is situated on a sea front location, offering direct sea views and easy access to amenities, bus routes and Margate High Speed station. Internally both properties require modernization throughout but will be sold with no forward chain and vacant possession. Please call sole agents Miles and Barr to organize your viewing! Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property. Tenure: Freehold

- Freehold
- Council Tax Band: A
- Direct Sea Views
- Ample Potential
- Sea Front Location
- Two Properties In One





Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure