



Flat 2, 7 Hatfeild Road, Margate
£260,000

Flat 2

7 Hatfeild Road, Margate

TWO BEDROOM APARTMENT WITH SHARE OF FREEHOLD!! Miles and Barr are delighted to bring to the market this rare opportunity of a spacious two bedroom apartment situated in a period building on Hatfield Road. The apartment has been recently refurbished to an excellent standard internally and must be seen to be appreciated. The area is ideal to enjoy all that Margate has to offer, being a short walking distance to Margate's Highspeed Rail Links, Award Winning Sandy Beaches, Dreamland and the equally celebrated Turner Centre and 'Old Town' Margate. Furthermore, you are conveniently located for use of all local amenities and bus routes with unrestricted on road parking. Further benefits to the property include coming with Share of freehold. Please call sole agents Miles and Barr to arrange your internal viewings seven days a week!

Tenure: Leasehold

- Share Of Freehold
- Recently Renovated
- Two Bedrooms
- Rare Opportunity
- Close To Local Amenities
- Period Building
- Popular Location
- Stones Throw From Seafront





Bathroom

Dimensions: 1.91m x 1.73m (6'03 x 5'08).

Bedroom One

Dimensions: 3.96m x 2.18m (13'0 x 7'02).

Lounge

Dimensions: 3.66m x 3.02m (12'0 x 9'11).

Entrance

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.

Kitchen

Dimensions: 3.66m x 1.88m (12'0 x 6'2).

Bedroom Two

Dimensions: 3.76m x 3.10m (12'04 x 10'02).





Miles & Barr

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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