



## Flat 2, 13 Westbrook Road, Margate

Offers Over £170,000



## Flat 2

13 Westbrook Road, Margate

Tenure: Leasehold

- Close to Highspeed Links
- No Monthly Charges
- Electric Underfloor Heating
- Share Of Freehold
- On Street Parking
- Good Condition
- One Bedroom
- Good Lease
- Chain Free
- Metres to Award Winning Sandy Beaches







**Shower Room**  
6' 10" x 2' 12" (2.08m x 0.91m)

**Entrance**

**Lounge/Kitchen**  
16' 12" x 14' 12" (5.18m x 4.57m)

**Communal Entrance**

**Bedroom**  
10' 12" x 8' 12" (3.35m x 2.74m)

**First Floor**





## 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](http://milesandbarr.co.uk/referral-fee-disclosure)