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## Property brochure



HAWLEY SQUARE  
MARGATE  
KENT  
CT9 1NY

Price: £225,000

1 Bedroom


1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD  
Council Tax A



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### The Property

VIEWING IS A MUST OF THIS TRULY STUNNING AND LARGE UNIQUE LOWER GROUND FLOOR FLAT IN POPULAR HAWLEY SQUARE. This property offers large well appointed accommodation with its own entrance and would make an amazing holiday home/let due to its fantastic location. This flat also has the unique situation of access to an underground tunnel with a glass floor in the entrance lobby . There is a beautifully appointed modern fitted kitchen with integrated appliances leading to a huge living room with handy storage room or study. The bedroom is a good size with an en-suite shower room. The quality and size of this apartment is something that can not be put into words along with the character and it being located in a stunning period building over looking Hawley Square. There is central heating and benefits from no chain.



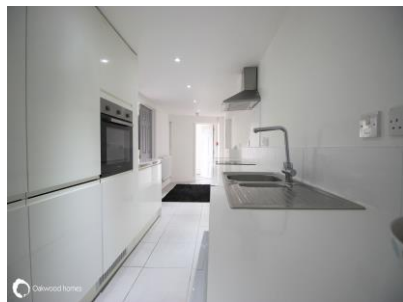
### Location

Located in Hawley Square close to the sea front and the Old Town with its selection of shops, bars, restaurants as well as a number of galleries. Across the main sands is the railway station which provides good transport links to London and beyond.

### Accommodation

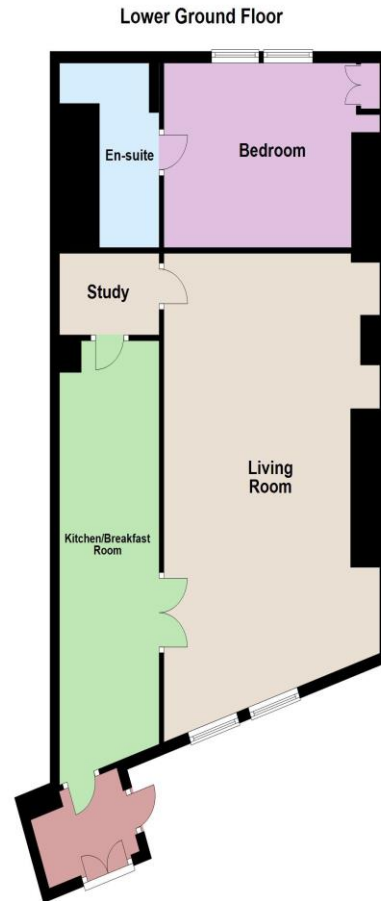
Entrance Door	
Lobby area	
Kitchen/Breakfast room	23'5" (7.14m) x 7'0" (2.13m)
Living Room	22'10" (6.96m) x 15'7" (4.75m)
Study/storage Room	7'10" (2.39m) x 5'0" (1.52m)
Bedroom	13'0" (3.96m) x 10'7" (3.23m)
En-suite Shower Room	9'10" (3.00m) x 4'0" (1.22m)

A new 999 year lease will be issued to the purchaser with share of freehold





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### Key Features

- Stunning apartment on Hawley Square
- Large bedroom with en-suite
- Huge lounge
- Well appointed kitchen
- Central heating
- Located in beautiful period building
- Own entrance
- Ideal holiday home/let
- Access to historic tunnel below

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022006/20231012/DGDP



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