



  
**YOUR MOVE**  
 - Charterhouse

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Mamam House, Northdown Road,  
Margate, Kent

£2,100,000



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## DESCRIPTION

INVESTOR ALERT! We are delighted to market this substantial unique freehold property with a potential income of 10k per month. This property currently has a luxurious owners apartment which was once a ballroom and has been lovingly converted keeping the original columns and ornate coving. This apartment benefits from 5 bedrooms, 3 with ensembles plus kitchens and a 39ft balcony and lounge/diner. This apartment in itself could easily be converted into at least 2 flats with the relevant planning consent. On the ground floor there are 8 commercial units including a cafe plus a large office again which could be converted into a 2 bedroom flat with relevant planning. To the rear of the property is a caretakers flat and the rear and top 2 floors is made up of 2 x 2 bed flats plus 2 x 1 bed flats. There is also a large basement with a recreation area with sauna and shower with scope to enhance yield. To view this substantial block call 01843 291777

## ENTRANCE

With video entrance system

## FIRST FLOOR

Grand carpeted staircase to the 1st floor

## ATRIUM

Unique atrium with original ornate coving and columns, stone effect floor, wall lights, 3 large storage cupboards, ornate ceiling rose.

## LOUNGE/KITCHEN/DINING ROOM

With double glazed windows and sliding door to the 39ft Balcony, stone effect floor, original ornate ceiling roses, columns and coving, 2 radiators, entry video system, tv point, telephone point, storage cupboard which has a blocked off staircase to the ground floor, wall lights, feature fireplace. The kitchen area is fitted with a range of matching wall and base units in a cream matt finish with integrated fridge/freezer, dish washer, washing machine, 1.5 bowl sink and drainer, electric oven and hob with extractor over, breakfast bar.

## MASTER BEDROOM

With stone effect flooring, 2 skylights, ornate ceiling rose and wall feature, feature fireplace, wall lights, phone point.

## ENSUITE

Fully tiled walls and floor, jacuzzi corner bath with integrated tv and tablet, sink into vanity unit, low level wc, heated towel rail, double glazed window to side

## ENSUITE DRESSING AREA

Fitted out with hanging rails and shelving

## BEDROOM 2

With stone effect flooring, 2 skylights, ornate ceiling rose and wall feature, radiator, tv point, smoke alarm.

## ENSUITE

Fully tiled walls and floor, corner shower cubicle, pedestal sink with mirror and vanity over, low level wc, heated chrome towel rail, window to side.

## ENSUITE KITCHEN

With gloss white units, tiled floor, tiled splash backs, electric oven and hob with extractor over, sink, fridge, radiator.

## BEDROOM 3

With stone effect flooring, 2 skylights, ornate ceiling rose and wall feature, radiator, wall lights, tv point, smoke alarm.

## ENSUITE

Fully tiled walls and floor, corner shower cubicle, pedestal sink with mirror and vanity over, low level wc, heated chrome towel rail, window to side.

## ENSUITE KITCHEN

With gloss white units, tiled floor, tiled splash backs, electric oven and hob with extractor over, sink, fridge, radiator.

## BEDROOM 4

Stone effect floor, skylight, coving, radiator

## BEDROOM 5

With stone effect flooring, radiator, ceiling rose, coving

## BATHROOM

Family bathroom with fully tiled walls and flooring, extractor, downlights, wash basin into vanity unit, low level wc, radiator and heated towel rail, circular Shengya multi jet shower with speaker.

## COMMERCIAL UNITS

Set on the ground floor with office which could be converted into a 2 bedroom flat with permissions. Approximately 350sqm of commercial space currently split into units.

## BASEMENT

Large basement, part of which was once part of the cafe.

## SAUNA AND SHOWER AREA

Set in the basement

## CARETAKER FLAT

To the rear 1 bed flat

## TENANTED FLATS

2 x 2 bed flats and 2 x 1 bed flats

## FLOOR PLAN OF APARTMENT

## LOCATION

Situated on the popular Northdown Road which has been under going recent re-development with investment from global branded chains and unique independants creating a versatile blend of retailers and cafes.

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## DIMENSIONS

Atrium  
14.53m x 4.12m (47'8" x 13'6")

Lounge/Kitchen/Dining Room  
11.94m x 8.82m (39'2" x 28'11")

Master Bedroom  
4.31m x 4.81m (14'2" x 15'9")

Ensuite  
2.10m x 3.12m (6'11" x 10'3")

Bedroom 2  
4.29m x 4.77m (14'1" x 15'8")

Ensuite  
2.07m x 1.49m (6'9" x 4'11")

Ensuite Kitchen  
2.09m x 1.49m (6'10" x 4'11")

Bedroom 3  
4.29m x 3.72m (14'1" x 12'2")

Ensuite  
1.95m x 1.90m (6'5" x 6'3")

Ensuite Kitchen  
2.34m x 1.90m (7'8" x 6'3")

Bedroom 4  
4.17m x 1.98m (13'8" x 6'6")

Bedroom 5  
4.28m x 2.14m (14'0" x 7'0")

Bathroom  
2.58m x 2.53m (8'6" x 8'4")





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#### Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

#### Mortgage & Financial Advice

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

#### Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### Services Represented



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