



## Price

£575,000

## Freehold

9 x 

4 x 

4 x 

**Godwin Road,  
Margate, CT9 2HG**



INVESTMENT OPPORTUNITY - Lovetts are delighted to be presenting this wonderful investment opportunity.

The property comes with the Freehold, 3 x 2 bedroom apartments and 1 x 3 Bedroom Apartment. The entire block is fully occupied with an annual return of £45,000. Contact us now to register your interest for a viewing, all viewings must be arranged with tenants with a minimum of 24 Hours notice.

Flat 1: £950 PCM

Flat 2: £900 PCM

Flat 3: £850 PCM

Flat 4: £1,050 PCM





- Investment Opportunity
- EPC's all C rating and above
- 3 x 2 Bedroom Apartments
- 1 x 3 Bedroom Apartment
- Good transport links
- Close to Local Amenities







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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