



Oakwood homes®
putting people first

Property brochure



TRINITY SQUARE
MARGATE
KENT
CT9 1HR

Price: Offers Over £250,000

2 Bedrooms

2 Receptions

1 Bathroom

EPC E

Tenure LEASEHOLD
Council Tax B



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



22 TRINITY SQUARE ◆ LIVING/DINING ROOM - CONCEPT EMMA MASTERS

The Property

ATTRACTIVE GRADE II LISTED BUILDING.....Located on Trinity Square, close to the seafront and Old Town. This 2 bedroom split level apartment with some sea views from the rear is currently being refurbished to a high standard. Ideal for a buy to let or Air BnB, the accommodation currently consists of a lounge, kitchen, inner hall with bathroom and a bedroom on the second floor with a further bedroom and a study area on the top floor. From the rear of the property there are some sea views. The building itself is going through a full program of refurbishment and updating. We are advised that the property will have a brand new lease and have a share of freehold. No Chain

Location

Located in the popular Trinity Square which is close to the sea front as well as Margate Old Town, which offers a good selection of shops, bars and restaurants. Across the main sands you will find the mainline station which provides good rail links to London and beyond .

Accommodation

SECOND FLOOR

Entrance door to:-

Hall

Lounge

12'5" (3.78m) x 10'9" (3.28m)

Bedroom 2

9'7" (2.92m) x 6'4" (1.93m)

Bathroom

8'5" (2.57m) x 4'0" (1.22m) with sea views

Kitchen

11'8" (3.56m) x 6'7" (2.01m) with sea views

TOP FLOOR

Study area

Landing

Bedroom 1

14'10" (4.52m) x 11'5" (3.48m) with sea views

Lease Length - New 999 year leases will be set up with share of freehold

Maintenance Charges - 25% share of maintenance costs

Ground Rent - peppercorn ground rent

No Parking



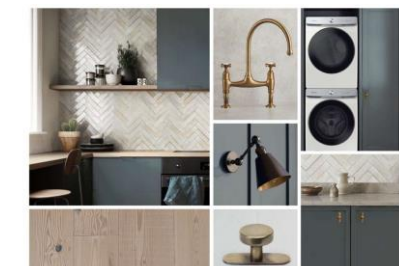
22 TRINITY SQUARE ◆ BATHROOM - CONCEPT EMMA MASTERS



22 TRINITY SQUARE ◆ BEDROOM 2 & STUDY - CONCEPT EMMA MASTERS



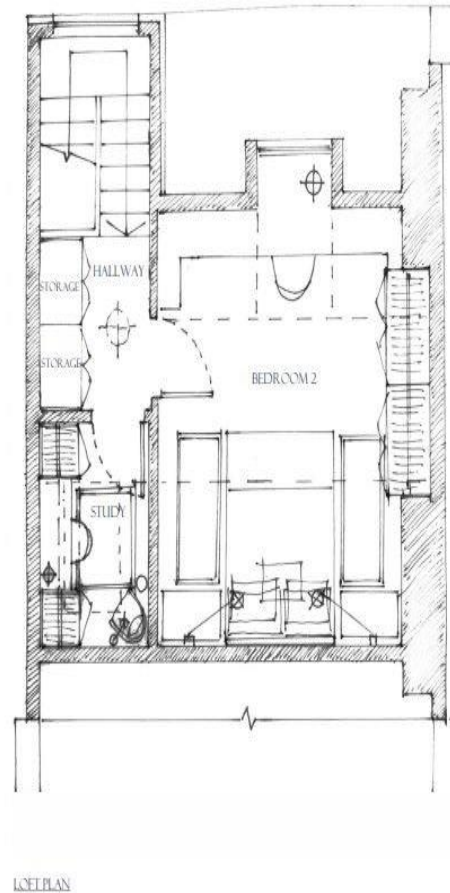
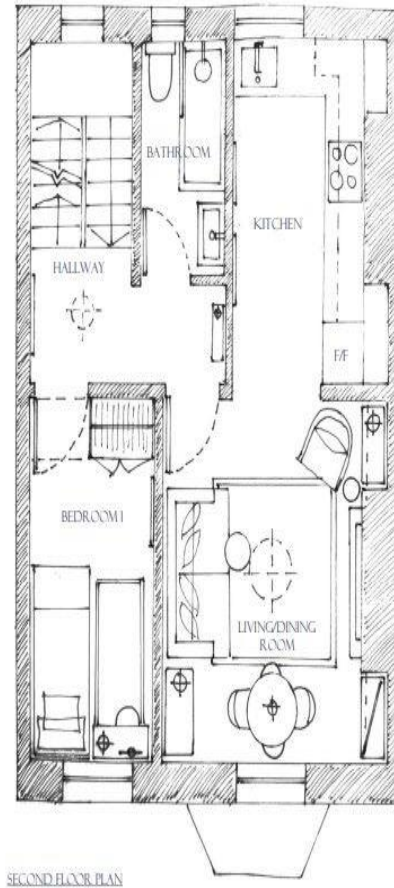
22 TRINITY SQUARE ◆ BEDROOM 1 - CONCEPT EMMA MASTERS



22 TRINITY SQUARE ◆ KITCHEN - CONCEPT EMMA MASTERS



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Key Features

- Top floor split level
- Currently being refurbished
- 2 bedrooms
- Lounge
- Kitchen
- Bathroom
- Study area
- Central heating
- In Grade II building being refurbished
- No chain

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0020958/20221219/DGDP



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