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Property brochure



MAJESTIC COURT
10-12 LEWIS CRESCENT
CLIFTONVILLE
KENT
CT9 2LH

Price: £250,000

2 Bedrooms


1 Reception

1 Bathroom

EPC E

Tenure LEASEHOLD
Council Tax A



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The Property

WELL PROPORTIONED SPLIT LEVEL GARDEN FLAT.....Having undergone an extensive schedule of renovation in recent months, Majestic Court is an imposing period building located on the seafront in Cliftonville. The flat itself is arranged over 2 floors and offers a kitchen, living room, 2 bedrooms and a shower room plus the added benefit of a private, south facing rear garden. The property is currently tenanted but is being offered to market chain free with vacant possession. Contact Oakwood homes for further information.

Location

Located in Lewis Crescent, which is on the sea front in Cliftonville with local shops close by. The Old Town is just over a mile away with a great selection of bars and restaurant, and across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

Entrance door to:-

Hall with stairs down

Kitchen 12'2" (3.71m) x 6'3" (1.91m)

Lounge 15'1" (4.60m) x 9'5" (2.87m)

LOWER GROUND FLOOR

Hallway

Bedroom 1 13'5" (4.09m) x 8'10" (2.69m)

Bedroom 2 11'3" (3.43m) x 6'7" (2.01m)

Shower Room 7'6" (2.29m) x 4'5" (1.35m)

OUTSIDE

South facing paved area with steps up to lawn

No mains gas

Unrestricted on street parking

The lease prevents the keeping of animals, pet dogs or birds without the written permission of the lessee

Lease details

Advised 4.89% share of freehold

Lease remaining - 116 years

Maintenance Charge - 4.89% Share of any expenses incurred

Ground Rent - £350pa



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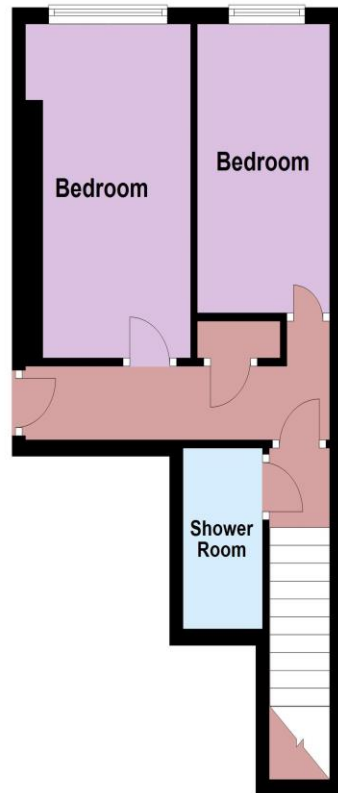


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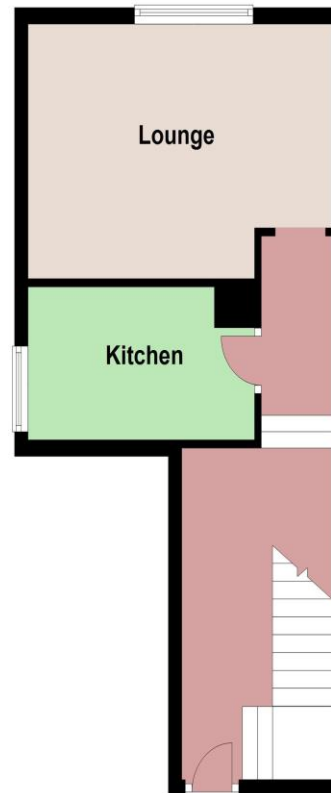


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Ground Floor



First Floor



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Key Features

- Seafront location
- Split level
- 2 bedrooms
- South facing garden
- Chain free
- Vacant possession

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0017753/20240326/CDDP



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