



Oakwood homes[®]
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Property brochure



EDITH COURT
VICTORIA ROAD
MARGATE
KENT
CT9 1RB

Price: £500,000

4 Bedrooms

1 Reception

3 Bathrooms

Gated off street parking

EPC D

Tenure LEASEHOLD
Council Tax B



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The Property

A SIMPLY STUNNING AND UNIQUE LARGE GROUND FLOOR APARTMENT LOCATED IN A CONSERVATION AREA IN A PERIOD BUILDING CLOSE TO DANE PARK, OLD TOWN AND THE SEA FRONT. This home is a true credit to the current owner and simply has to be seen to be believed, not only due to the size but also the character, period features and quality of what has been done. The generous and flexible accommodation consists of 4 bedrooms, 3 bathrooms with 2 being en-suite, a huge living room, a fitted kitchen as well as its own 50ft private garden with gated secure parking as well as being low maintenance with a summer house. There are a number of period features and these include parquet flooring and exposed brick work to name just a few. The property benefits from its own entrance with all the bedrooms being doubles with the master suite having a walk-in wardrobe and en-suite. There is a utility room, additional cloakroom along with a handy storage room and a small cellar. The moment you step through the door you will be impressed and with so much space you can almost get lost in! For working from home you have space in abundance and this property also benefits from no chain. Words really do not do this property justice as this truly is a one off. The vendor has been unable to confirm to us how/whether broadband is delivered to the property.

Location

Located in a period building in Victoria road being close to Dane Park, Old Town, the sea front as well as vibrant Northdown Road and Cliftonville. The Old Town offers a good selection of bars and restaurants and across the main sands is the railway station providing good rail links to London and beyond.

Accommodation

Entrance Hall	With storage cupboard
Bedroom 1	20'0" (6.10m) x 12'3" (3.73m)
Walk-in-Wardrobe	7'5" (2.26m) x 6'10" (2.08m)
En-Suite	13'0" (3.96m) x 7'10" (2.39m)
Lounge/Diner	22'4" (6.81m) x 14'10" (4.52m)
Inner Hall with Walk-in Pantry	
Cloakroom	
Kitchen	16'4" (4.98m) x 10'3" (3.12m)
Utility Room	12'4" (3.76m) X 9'6" (2.90m)
Bedroom 2	16'7" (5.05m) x 10'8" (3.25m)
Dressing Room	9'0" (2.74m) x 8'10" (2.69m)
Family Bathroom	11'4" (3.45m) x 6'3" (1.91m)
Bedroom 3	14'10" (4.52m) x 12'6" (3.81m) into roundel bay
En-Suite Shower Room	6'6" (1.98m) x 6'2" (1.88m)
Bedroom 4	16'2" (4.93m) x 8'0" (2.44m) max
Storage Room	9'10" (3.00m) x 9'3" (2.82m)
Small cellar	
OUTSIDE	Approx 50' (15.24m) private rear garden, mainly paved with sunken area, summerhouse as well as providing private parking via gates.
Lease Details: 12% Share of freehold. Lease remaining - 997 years remaining. Maintenance Charge - £900 per annum	
Ground Rent - peppercorn	

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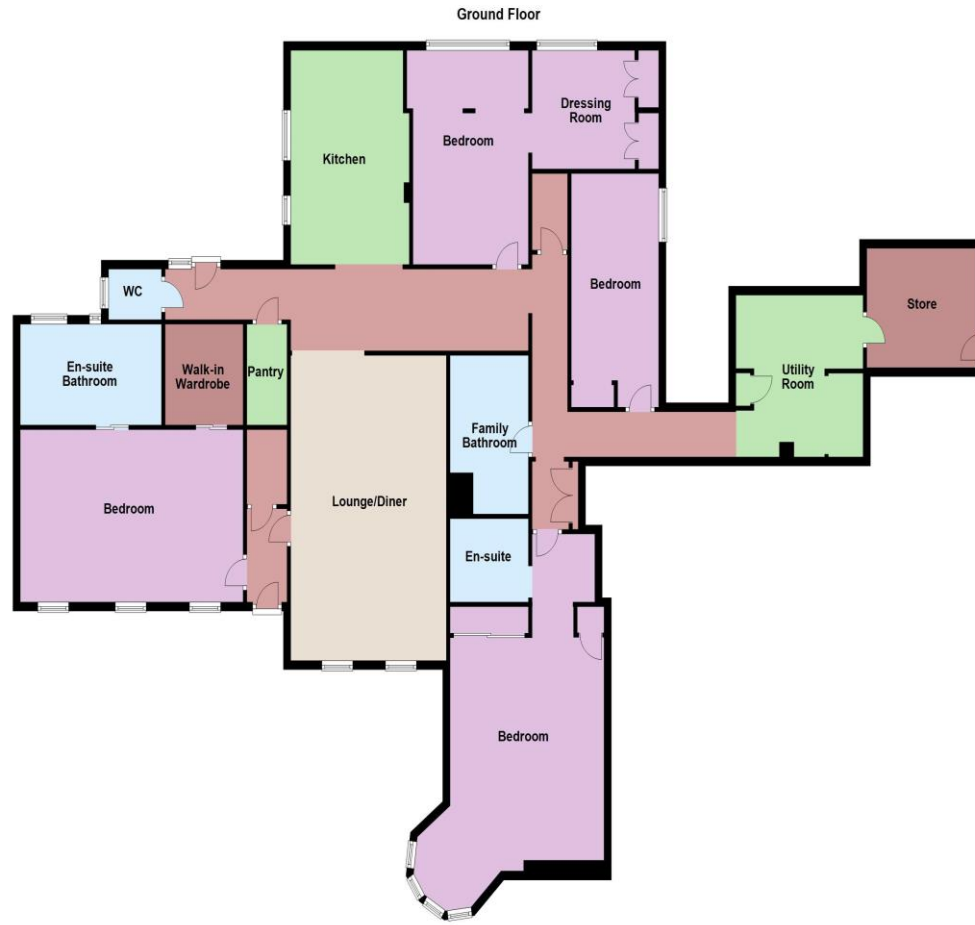
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Key Features

- Ground floor apartment
- Own entrance
- Stunning property
- 4 bedrooms
- 3 bathrooms
- Large lounge
- Beautiful kitchen
- Great location
- Private garden & parking
- Lots of period features
- Must be seen
- No chain

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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. MAR0022140/20240416/DGDP



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