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## Property brochure



RICHARD COURT  
LOWER NORTHDOWN AVENUE  
CLIFTONVILLE  
KENT  
CT9 2NZ

Price: £180,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD  
Council Tax B



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### The Property

A GOOD SIZED GROUND FLOOR 2 BEDROOM FLAT WITH NO CHAIN IN A GREAT LOCATION IN POPULAR AND VIBRANT CLIFTONVILLE. This home has an abundance of storage in both the hall and bedrooms, and has direct access into the communal gardens to the front. Being an ideal first home or buy to let offering a large lounge, fitted kitchen, shower room and 2 decent sized bedrooms as well as double glazing, central heating and an entry phone system for peace of mind. The block is well managed and established and the flat comes with no chain.

### Location

Located in Lower Northdown Road close to the local shops of Northdown Road as well as the sea front, schools and Dane Park. The Old Town is under 2 miles away with a good selection of bars and restaurants along with a railway station providing good transport links to London and beyond across the main sands.

### Accommodation

Entrance door to:-

Hallway	With large storage cupboards
Lounge	18'1" (5.51m) x 12'0" (3.66m)
Kitchen	12'0" (3.66m) x 6'10" (2.08m)
Shower Room	7'0" (2.13m) x 6'0" (1.83m)
Bedroom 1	10'10" (3.30m) x 10'1" (3.07m) not into built in wardrobes
Bedroom 2	10'10" (3.30m) x 7'0" (2.13m) not into built in wardrobes

OUTSIDE

Communal gardens

Free on street parking is available in the road

Broadband is delivered as fibre to the house

Lease Details

Lease remaining - 94 years

Ground rent - £10 per annum

Maintenance charge - £592 per annum



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### Ground Floor



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Plan produced using PlanUp.

## Property brochure

### Key Features

- Ground floor flat
- 2 bedrooms
- Living room
- Fitted kitchen
- Shower room
- Lots of storage
- Double glazing
- Central heating
- Entry phone system
- Great location
- 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. MAR0023379/20240424/DGDP

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