



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



EDITH COURT  
VICTORIA ROAD  
MARGATE  
KENT  
CT9 1RB

Price: £190,000

1 Bedroom

1 Reception

1 Bathroom

Off street parking

EPC D

Tenure LEASEHOLD  
Council Tax A



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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

## Property brochure



### The Property

A BEAUTIFUL GROUND FLOOR ONE BEDROOM FLAT IN AN ATTRACTIVE BUILDING CLOSE TO THE OLD TOWN AND DANE PARK. This flat is a credit to the current owner who has restored the amazing parquet flooring that runs throughout the entire property. This home is an ideal first time buy and is very light due to the large attractive double glazed windows which is complemented by electric heating. There is a double bedroom, generous living room with a fitted kitchen with some built in appliances along with a well appointment bathroom. There is a security entry system for peace of mind and the added advantage of off road parking in a residents only car park.

### Location

Located in Edith Court on Victoria Road which is well located and close to Dane Park, Cliftonville as well as Old Town. In the Old town is a great selection of shops, bars and restaurants and across the main sands is the railway station providing good transport links to London and beyond.

### Accommodation

Entrance Door

Hall with storage cupboard

Living Room 16'8" (5.08m) x 10'0" (3.05m)

Kitchen 10'2" (3.10m) x 7'10" (2.39m)

Bedroom 13'0" (3.96m) x 10'3" (3.12m)

Bathroom 7'4" (2.24m) x 6'10" (2.08m)

Outside

Residents private car park with one space

Lease details

Lease remaining - 977 years

1/8 share of freehold

No Ground rent

Maintenance charge - £900 per annum

The original lease states no short term lets however the freeholders are happy for holiday lets and does not enforce this.

This property is in a conservation area.



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



Oakwood homes®  
putting people first



## Property brochure

### Key Features

- Ground floor flat
- Period building
- 1 bedroom
- Living room
- Fitted kitchen
- Well appointed bathroom
- Parquet flooring throughout
- Off road parking space
- Must be seen

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. MAR0023563/DGSM20240524



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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