

Property brochure



EDITH COURT
VICTORIA ROAD
MARGATE
KENT
CT9 1RB

Price: £185,000

1 Bedroom

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure LEASEHOLD
Council Tax A



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

Resident's 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.



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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

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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. MAR0023563/20240524/DGDP



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