



Oakwood homes<sup>®</sup>  
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## Property brochure



TRINITY SQUARE  
MARGATE  
KENT  
CT9 1HR

Price: £185,000

1 Bedrooms

1 Reception

1 Bathroom

EPC E

Tenure LEASEHOLD  
Council Tax A



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

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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



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### The Property

ATTRACTIVE GRADE II LISTED BUILDING.....Located on Trinity Square, close to the seafront and Old Town. This one bedroom 1st floor apartment which is currently being completely refurbished to a high standard. Being ideal for a buy to let or Air BnB, the accommodation currently consists of a open plan living room/kitchen as well as a double bedroom and shower room. The building itself is going through a full program of refurbishment and updating. We are advised that the property will have a brand new lease and have a share of freehold. No Chain

### Location

Located in the popular Trinity Square which is close to the sea front as well as Margate Old Town, which offers a good selection of shops, bars and restaurants. Across the main sands you will find the mainline station which provides good rail links to London and beyond .

### Accommodation

Entrance door to:-  
Open Plan Living Room/Kitchen 17'4" (5.28m) x 15'5" (4.70m)  
Bedroom 12'6" (3.81m) 10'6" (3.20m)  
Shower Room  
External Addition Storage/Utility Room

Lease Length - New 999 year leases will be set up with share of freehold

Maintenance Charges - 25% share of maintenance costs

Ground Rent - peppercorn ground rent

On street parking available

AGENTS NOTE - These details are intended for illustration purposes and both the agent and developer reserve the right to make changes as necessary during the build. Images and sizes are examples only there are some variations of layout and finish throughout. Artist's impressions give a good indication of the look and feel of a finished building, but they're not definitive representations. Building and landscaping details often change during the course of development and construction. Specifications can vary, as the developer is continually working to improve or adapt details and decorative features. Property dimensions always vary slightly, depending on construction methods and the type of finish. Room sizes are structural maximums. All quoted distances are approximate. The photographs of this development give a good indication of the general quality of finish you can expect, but they do not represent the specification of any particular home. For detailed information please contact Oakwood homes.



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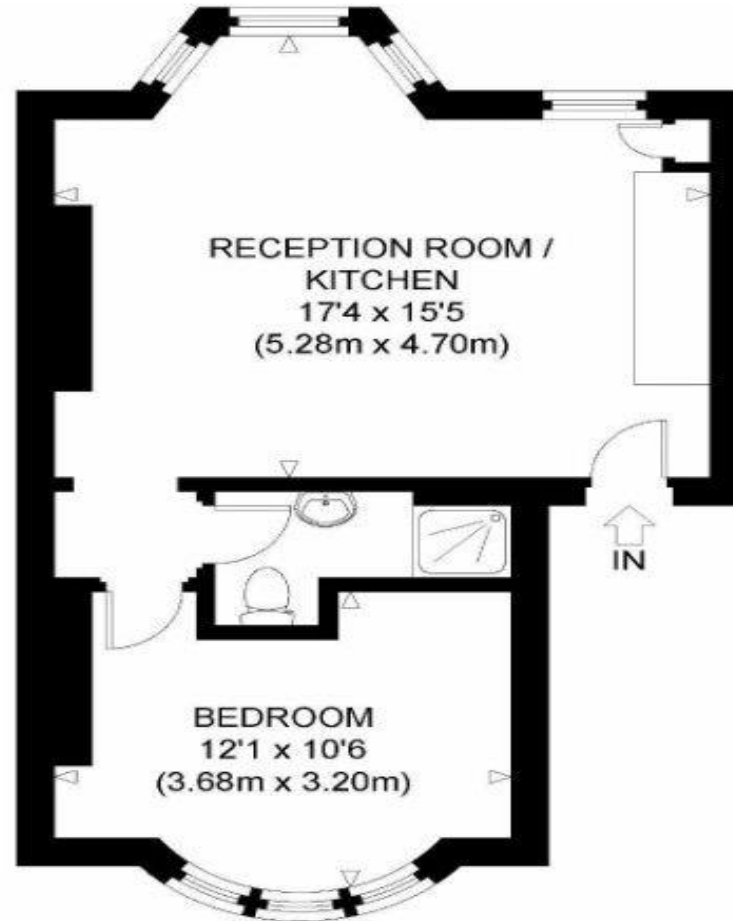
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### Key Features

- First floor flat
- Currently being refurbished
- Double bedrooms
- Open plan lounge/kitchen
- Shower room
- Central heating
- In Grade II building being refurbished
- No chain

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. MAR0023321/20240610/DGDP



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