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## Property brochure



SURREY ROAD  
CLIFTONVILLE  
KENT  
CT9 2LA

Price: £170,000

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure: 25% Share of Freehold  
Council Tax A



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### The Property

LARGE SPLIT LEVEL TOP FLOOR FLAT CLOSE TO THE SEA.....Located on Surrey Road, Cliftonville is this generously proportioned duplex flat offering in excess of 900sqft of accommodation and is sold with 25% share of freehold. Accommodation comprises open plan living room/kitchen, 3 bedrooms and a bathroom configured over 2 floors. Other benefits include gas central heating, double glazing and long lease which allows for holiday lets. Call Oakwood homes to view

### Location

Located in Surrey Road just a few hundred yards from the sea front with local shops at the far end of the road on Northdown Road. The property is situated in up and coming Cliftonville and is approximately 3/4 of a mile away from Margate Old Town. In the Old Town there is a good selection of shops, bars and restaurants whilst across the main sands is the railway station which provides good transport links to London and beyond.

### Accommodation

Communal Entrance Hall, stairs to:

Second Floor	
Entrance Hall	
Open plan Living Room/Kitchen	18'9" (5.72m) x 14'6" (4.42m)
Bedroom 1	13'9" (4.19m) x 12'2" (3.71m)
Third Floor	
Bedroom 2	12'4" (3.76m) x 11'5" (3.48m)
Bedroom 3	11'8" (3.56m) x 10' (3.05m)
Bathroom	
Shower Room	

Parking is available on street

Lease Details:

25% share of freehold

Lease - 980yrs remaining

Maintenance Charge - 1/4 share of any works

Ground Rent - £0



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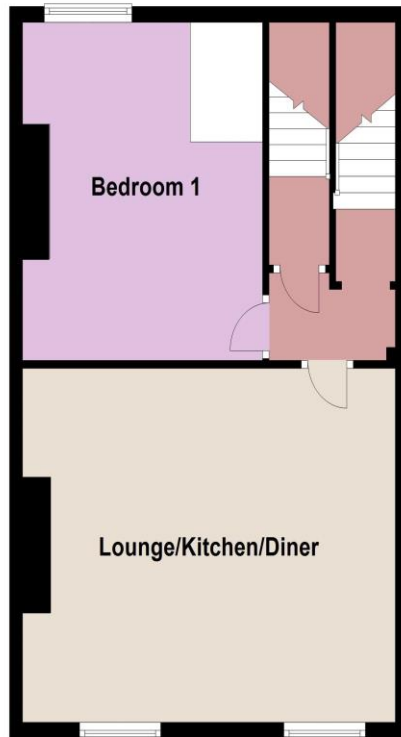
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Second Floor



Third Floor



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### Key Features

- Split level
- Top floor
- 3 bedrooms
- Large kitchen/diner
- Centrally heated
- Long lease
- Chain free
- Vacant possession

Need a mortgage..?

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