



Oakwood homes®
putting people first

Property brochure



 Oakwood homes

ABY COURT
GARLINGE
MARGATE
KENT
CT9 5BU

Price: Offer Over £200,000

.....
2 Bedrooms

.....
1 Reception


.....
1 Bathroom

.....
Allocated Parking

.....
EPC C

.....
Tenure LEASEHOLD
Council Tax B

 margate@oakwoodhomes.biz

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 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



The Property

A GREAT SIZE MODERN 2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH ALLOCATED PARKING WHICH WOULD MAKE A GREAT FIRST TIME BUY OR BUY TO LET. With no chain, this property should be top of your viewing list as it offers good sized accommodation in a great location. The accommodation consists of a large landing/hall area, a living room with a Juliet balcony offering plenty of light leading to a kitchen. Both the bedrooms are generous doubles plus a family bathroom. The property comes with an allocated parking space as well as additional visitor's parking, Additional benefits include double glazing and central heating. No Chain - Must be seen.

Location

Located in a cul de sac in the Garlinge area of Margate, with local shops and schools close by. The Old Town is approximately 1½ miles away with its good selection of bars and restaurants, whilst across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

GROUND FLOOR

Porch	Stairs to first floor.
Large Landing	
Living Room	17'0" (5.18m) x 11'2" (3.40m) Juliet balcony to rear
Kitchen	9'10" (3.00m) x 6'10" (2.08m)
Bedroom 1	14'5" (4.39m) x 9'0" (2.74m)
Bedroom 2	12'6" (3.81m) x 10'4" (3.15m)
Bathroom	9'10" (3.00m) x 6'5" (1.96m)
Outside	
Allocated parking space	

Lease details

Lease remaining - 109

Ground rent - £100 per annum

Maintenance charge - £1172 per annum

Broadband is delivered via fibre to the cabinet



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Property brochure

Key Features

- Modern first floor maisonette
- 2 double bedroom
- Living room
- Juliet balcony
- Kitchen
- Bathroom
- Gas central heating
- Double glazing
- Allocated parking space
- 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. MAR0023183/20240806/DGDP



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