



Oakwood homes®
putting people first

Property brochure



EDITH COURT
VICTORIA ROAD
MARGATE
KENT
CT9 1RB

Price: £200,000

2 Bedrooms

1 Reception


1 Bathroom

Allocated Parking

EPC E

Tenure LEASEHOLD
Council Tax A



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 www.oakwoodhomes.biz



The Property

A GOOD SIZED QUIRKY SPLIT LEVEL 2 BEDROOM FLAT, SET IN A PERIOD BUILDING CLOSE TO DANE PARK AND THE OLD TOWN, OFFERING NO CHAIN. This property has to be seen to be appreciated as it offers far more than meets the eye. You enter via a large open plan kitchen/living room and go downstairs to the remainder of the accommodation which includes a large hallway leading to the 2 bedrooms and the bathroom. There is an additional storage room which could be made into a utility room as well as a resident's private car park with one allocated space. This flat has to be seen to appreciate not only the size, but the opportunity you have to create an amazing home. We are advised by the sellers that a brand new lease will be issued on completion of the sale.

Location

Located In Victoria Road which is close to the Old Town, Cliftonville as well as Dane Park. The Old Town has a good selection of shops, bars and restaurants and across the far side of the main sands is the railway station which provides good transport links to London and beyond.

Accommodation

Entrance door to:-

Open Plan Kitchen/Living Room 29'2" (8.89m) x 11'0" (3.35m)

Stairs down to:-

Hall Area 12'6" (3.81m) x 8'0" (2.44m)

Bedroom 1 22'4" (6.81m) x 13'2" (4.01m)

Bathroom 11'7" (3.53m) x 8'0" (2.44m)

Bedroom 2 16'0" (4.88m) x 7'0" (2.13m) (5'0" (1.52m))

Dressing Area 9'0" (2.74m) x 5'0" (1.52m)

OUTSIDE

Resident's allocated parking space

Lease details

Lease remaining - 68 Years

Ground Rent - £160 per annum

Maintenance Charge - £900

Holiday lets are permitted

Broadband is delivered via fibre to the premises

We have been advised that as part of the sale the lease will be extended to a new 199 year lease.



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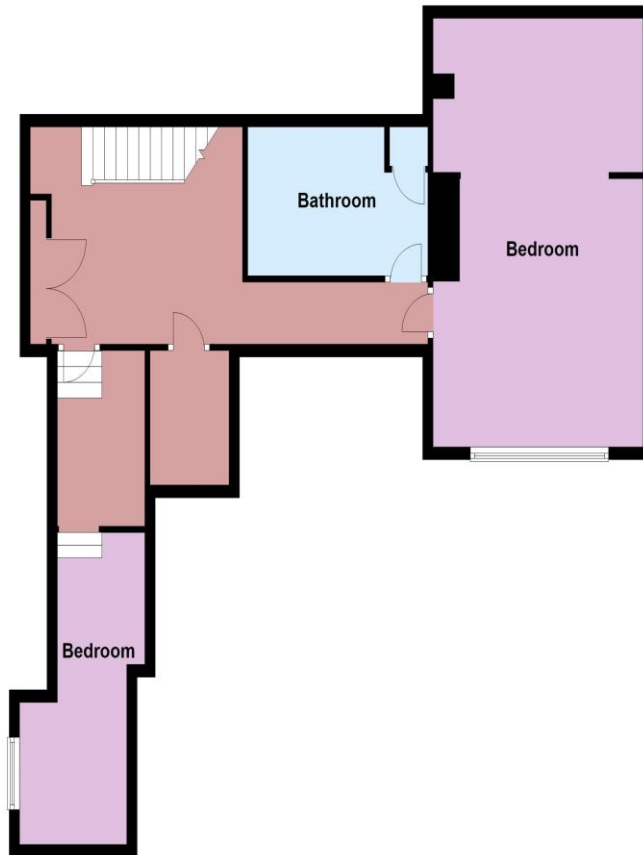


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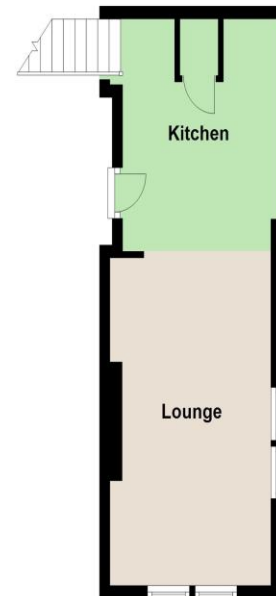


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Lower Ground Floor



Ground Floor



Property brochure

Key Features

- Split level flat
- Period building
- Large living room/kitchen
- 2 bedrooms
- Storage room
- Resident's car park
- Close to Old Town & Dane Park
- No Chain
- New lease on completion

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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. MAR0019950/241021DGCW



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