

Property brochure



CHARLES COURT
NORTHDOWN ROAD
MARGATE
KENT
CT9 3FH

Price: £225,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Parking

EPC B

Tenure LEASEHOLD
Council Tax C

 margate@oakwoodhomes.biz

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The Property

A MODERN 2ND FLOOR 2 BEDROOM APARTMENT WITH ITS OWN WEST FACING BALCONY, IN A WELL MAINTAINED BLOCK, WITH ALLOCATED PARKING SPACE. Early viewing is a must of this lovely home that would make an ideal first home in a great location close to local shops and the sea front. The building itself benefits from video entry system for peace of mind along with a lift serving all floors. The apartment itself offers 2 good sized bedrooms along with a bathroom. The hub of the apartment is the generous open plan kitchen/living room which is west facing, as are the bedrooms, giving lots of light, and access to the balcony. The kitchen itself comes with integrated appliances and there is double glazing and gas central heating.

Location

Located on Northdown Road, close to the Park and sea front, as well as the shops and cafes in the road. The Old Town is approximately 1½ miles away with a number of bars and restaurants on offer, 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:-

Hall with entry system large storage cupboard

Open plan kitchen/living room 17'0" (5.18m) x 16'0" (4.88m)

Additional dining area 8'0" (2.44m) x 6'5" (1.96m)

Bedroom 1 13'1" (3.99m) x 10'4" (3.15m) into wardrobes

Bedroom 2 12'7" (3.84m) x 7'5" (2.26m)

Bathroom 7'3" (2.21m) x 7'2" (2.18m)

Balcony, west facing

OUTSIDE

Allocated Parking space

Lease details 125 years from 01-06-2020

Ground rent & service Charge £1720 per annum

Broadband is provided via fibre to the premises



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Plan produced using PlanUp.

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Key Features

- Lovely modern 2nd floor apartment
- Lift to all floors
- Video entry system
- Open plan living space
- Balcony with views
- Kitchen with integrated appliances
- Allocated parking space
- Double glazing
- Central heating
- 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. MAR0024499/20250226/DGDP



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