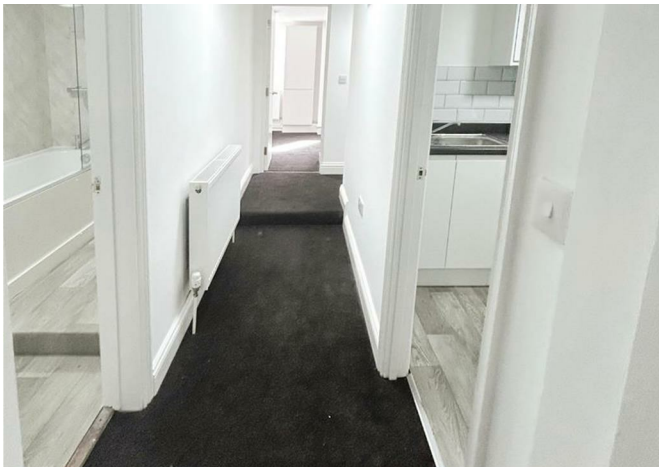




Basement Flat, 48 Addington Street, Margate, CT9 1QU
£170,000



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Recently Refurbished Basement Level flat with a garden

.Nestled near the vibrant heart of Margate town on Addington Street, this two-bedroom basmt level flat with a garden offers coastal living at its finest. Set within a building housing only three flats, this residence offers a perfect blend of comfort, convenience, and investment potential.

Step into an open-plan lounge and kitchen bathed in natural light, courtesy of large window that frame the surroundings. The airy and welcoming space is perfect for entertaining guests or simply enjoying the coastal ambiance from the comfort of your home.

The flat features two well-appointed bedrooms and a contemporary bathroom.

Ideal for those seeking a first-time buy or a smart investment, this property presents a unique opportunity. With Margate's popularity on the rise and the undeniable charm of Addington Street, this flat offers a delightful residence and a promising venture for those looking to enter the property market.

Description

Council Tax Band A

Tenure: Leasehold

Term: 125 years from 1 June 2006

Service Charge There is no history of service charges as the vendors are both the Lease and FH, but we estimate a monthly charge of £60 to cover most, if not all, of the costs.

EPC Rating: D

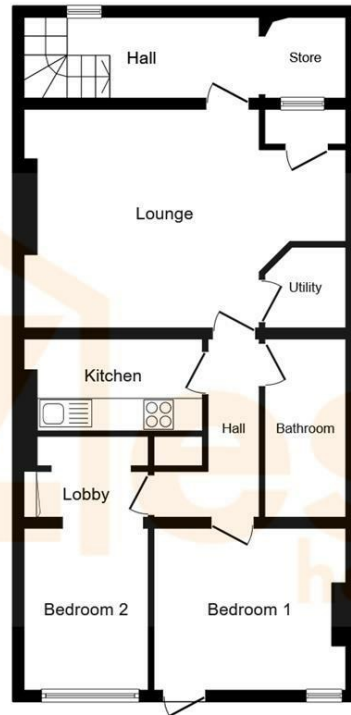
Share of Freehold will be offered on completion of the sale of the last flat in the building.

Situation

Addington Street is located in the popular seaside town of Cliftonville, Margate.

Located approximately a 10 minute drive to neighbouring towns of Ramsgate, Broadstairs, and Birchington. The road links to London via the A299 Thanet Way and M2 Motorway are easily accessible.

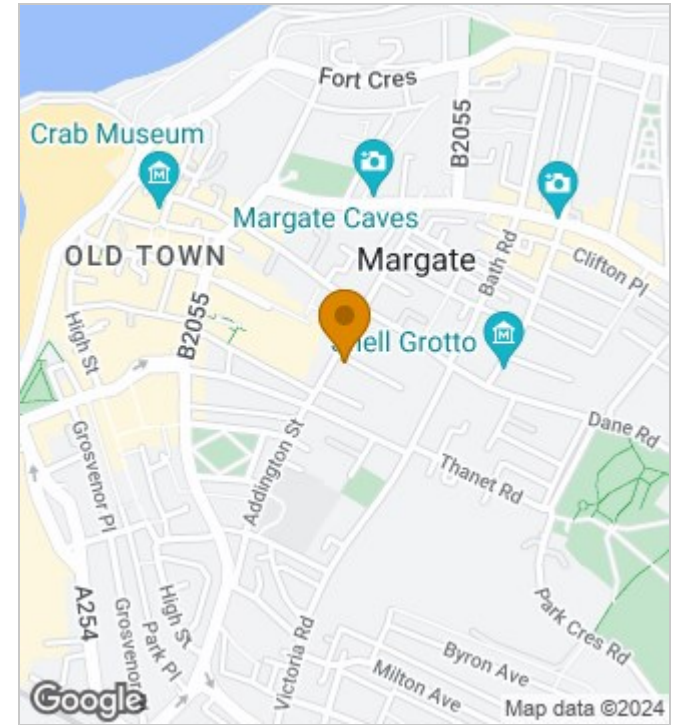




Floor Plan
Floor area 74.1 m² (797 sq.ft.)

TOTAL: 74.1 m² (797 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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