



**1 Westmount House 220-228 Northdown Road, Margate, CT9 2RP**  
**£165,000**



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Zest Homes Sales and Lettings LTD are pleased to bring to the market this spacious recently renovated three-bedroom apartment for sale on Northdown Road, Cliftonville, Margate, just a short walk to Cliftonville beach.

Cliftonville is an up-and-coming area with London and local investors.

The property is located on the first floor offering spacious accommodation, entrance hall leading to all rooms, three bedrooms, lounge/dining room, kitchen and bathroom.

Tenure Leasehold

Lease 132 years from 29/9/1974, 82 years remaining.

Annual Ground Rent £229

Annual service charge period 01/01/2024 to 31/12/2024 £1050

## Description

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The property is currently let on an AST and would be perfect for an investor to take over.

Lease Information:

132 year lease from 29/9/1974

84 Years Remaining

Service Charge 01/01/2022 to 31/12/2022 - £1,455.00

Ground Rent £229 PA

Council Tax Band B  
Thanet District Council

Link for further information:

<https://www.tax.service.gov.uk/check-council-tax-band/property/484966145>

## Situation

Northdown Road, is located in the popular seaside town of Cliftonville, Margate.

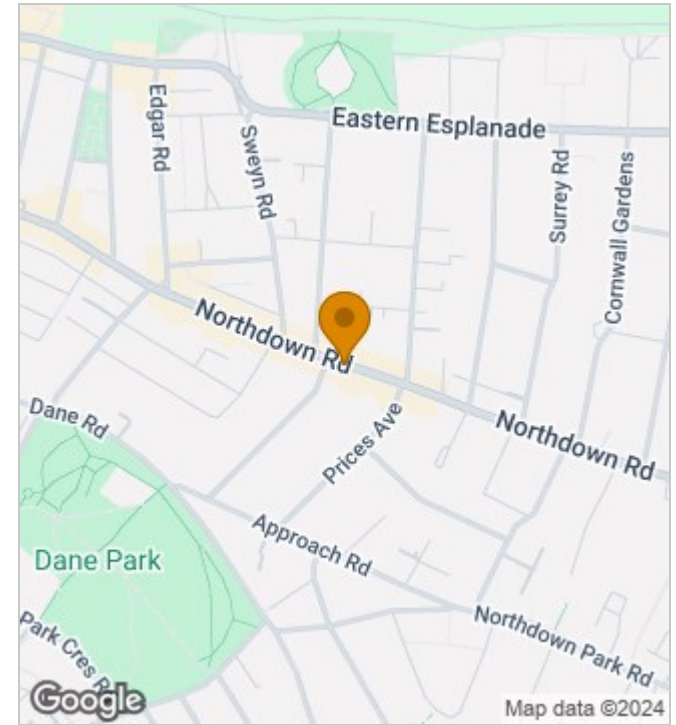
Located approximately a 10 minute drive to neighbouring towns of Ramsgate, Broadstairs, and Birchington. The road links to London via the A299 Thanet Way and M2 Motorway are easily accessible.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
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