



Flat D, Percy House Percy Road, Margate, CT9 2DR
£185,000



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2-Bedroom Apartment for Sale – Margate – £185,000

This well-presented two-bedroom apartment in Margate is a fantastic opportunity for first-time buyers or investors. Situated in a prime location, it offers easy access to local amenities, the beach, and excellent transport links, making it ideal for those looking to enjoy coastal living.

The apartment features two spacious bedrooms, a bright and airy living area, a fully fitted kitchen, and a modern bathroom. Its excellent location provides convenience with nearby shops, restaurants, and seafront attractions. The property is leasehold with a 999-year lease and a ground rent of £50 per annum.

A service charge of £937.15 for 2024-2025 covers the maintenance of communal areas, and the ground rent is set at £50 per annum, providing further savings. Additionally, a Section 20 notice has been issued to all leaseholders for planned exterior redecoration, ensuring the building remains well-maintained.

Description

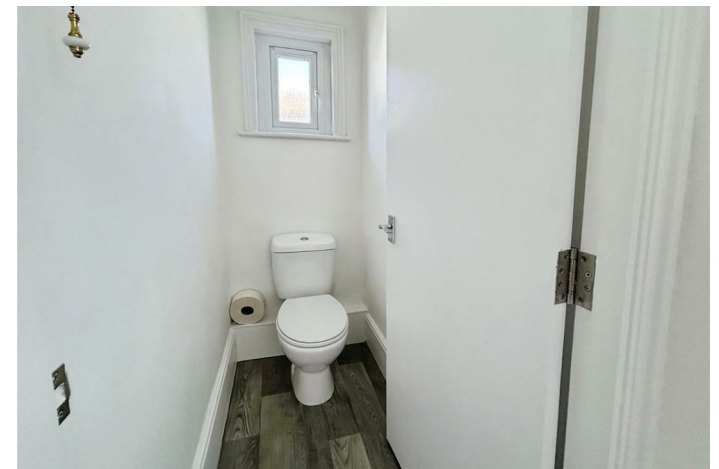
Agents Notes:

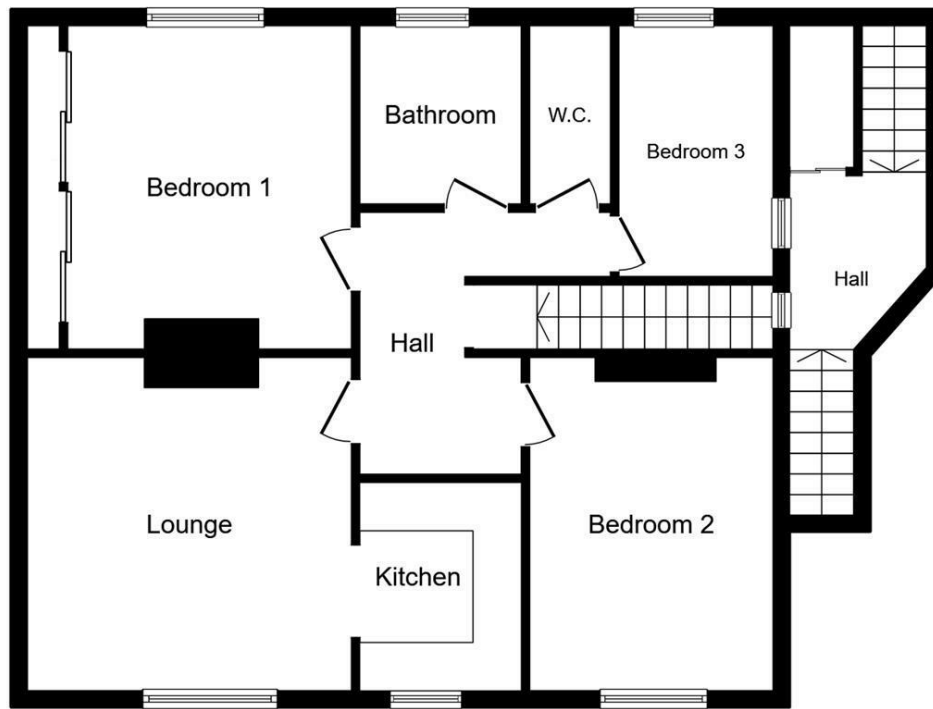
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6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Situation

Margate is a seaside town located on the east coast of Kent in the southeast of England.

Margate has been a popular tourist destination since the late 18th century, when it was known as a seaside resort with a fashionable crowd. The town has many attractions, from historic buildings and art galleries to modern amusements, as well as its traditional sandy beaches and coastal views. Because of its convenient location close to London, it also has excellent transport links and is becoming increasingly popular as a place to live.

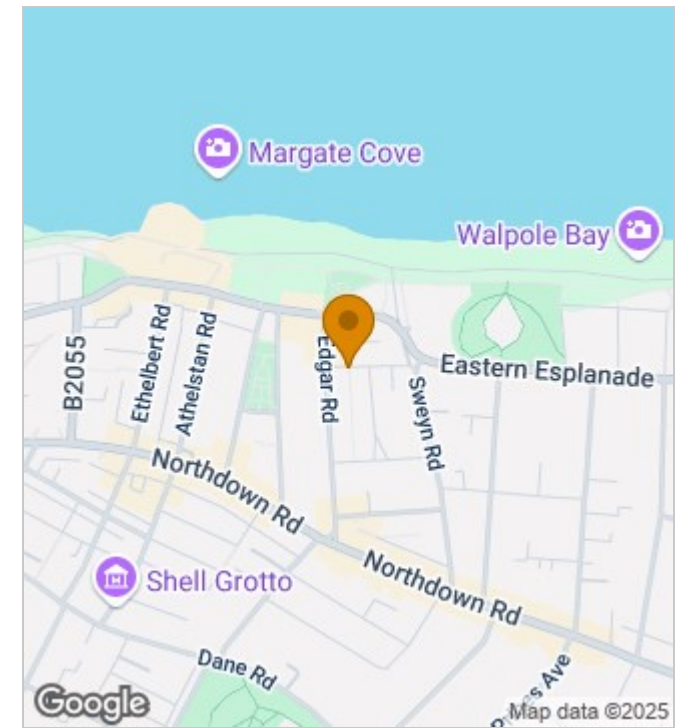




Floor Plan
Floor area 85.5 m² (920 sq.ft.)

TOTAL: 85.5 m² (920 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		77
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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