



Northdown Road | Cliftonville | Margate | CT9 3FH

75% Shared Ownership £146,250

FAULKNER MADDEN

FM Residential | SO Moves

Key features

- 1 Bedroom First Floor Modern Apartment
- Seaside Location
- Enclosed Balcony
- 75% Share £146,250
- 100% £195,000
- Monthly Rent on 75% share £120.70
- Monthly Service Charge £80.12
- Monthly Lease Management Fee to Heylo Housing £26.30
- Monthly Cost Before Mortgage Payments £227.12

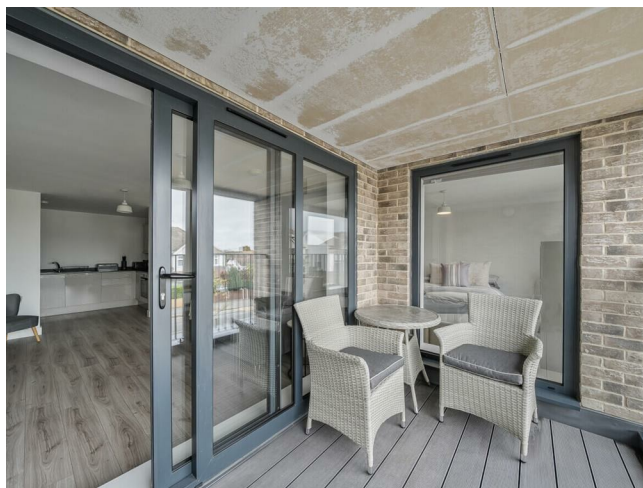
Welcome to this nearly new one-bedroom flat located in the desirable Charles Court, Margate. Built in 2022, this purpose-built property offers a modern living experience with a generous 549 square feet of well-designed space.

As you enter the flat, you will find a bright and inviting reception room, perfect for relaxing or entertaining guests. The bedroom is a comfortable retreat, providing a peaceful space to unwind after a long day. The flat also features a contemporary bathroom, designed with modern fixtures and finishes.

One of the standout features of this property is the lovely balcony, where you can enjoy your morning coffee or evening sunsets. Additionally, residents can take advantage of the beautifully maintained garden area, providing a serene outdoor space to enjoy the fresh air. For those with visitors, the property offers convenient visitor parking, ensuring that your guests have a hassle-free experience.

Situated just minutes away from the beach, this flat is ideal for those who appreciate coastal living. Margate boasts a vibrant community with a variety of shops, cafes, and cultural attractions, making it a wonderful place to call home. Furthermore, the property benefits from excellent public transport links, allowing for easy access to nearby towns and cities.

This flat is perfect for first-time buyers, professionals, or anyone looking to enjoy a relaxed lifestyle by the sea. Don't miss the opportunity to make this charming property your own.



Shared Ownership Eligibility Criteria

To qualify for a Shared Ownership home, you must:

Be at least 18 years old.

Have an annual household income below £80,000 (outside London) or £90,000 (in London).

Not own another home or be in the process of selling one.

Be unable to afford a suitable home on the open market.

Not be in mortgage or rent arrears.

Have a good credit history and be able to afford the regular payments and costs involved.

Heylo Housing Application Requirements

When applying to Heylo Housing, you must provide:

A Budget Planner completed by an Independent Financial Advisor (IFA).

Photo ID (passport, driving licence, or national ID) for all applicants.

A recent utility bill, bank, or credit card statement (dated within the last 3 months) for all applicants.

3 months of payslips.

3 months of bank statements.

Proof of deposit funds.

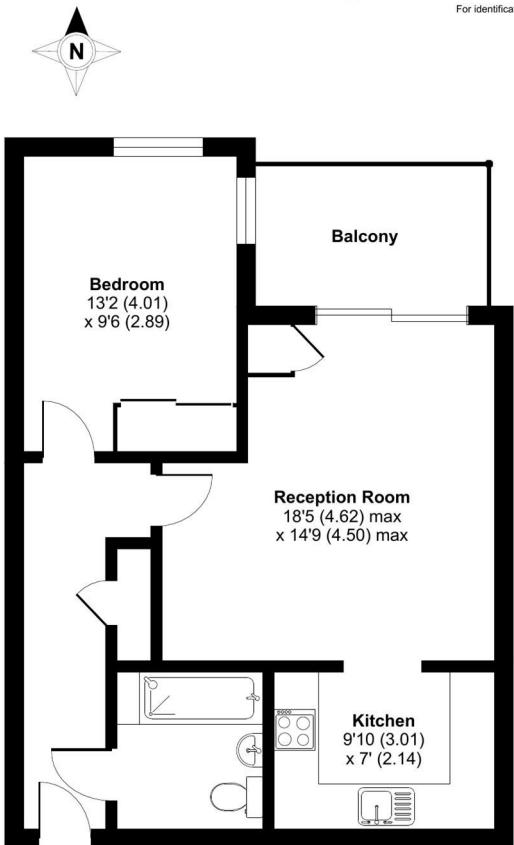
A mortgage decision in principle or a completed Independent Mortgage Advisor (IMA) form.

Permission for Heylo Housing to run a hard credit search on your file.



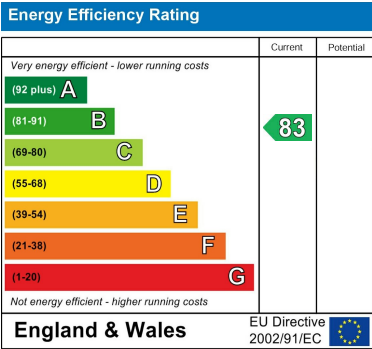
Charles Court, Margate, CT9

Approximate Area = 544 sq ft / 50.5 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for So Moves. REF: 1365334



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