



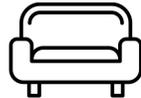
**Offers over**

**£485,000**

**Freehold**

8 x 

4 x 

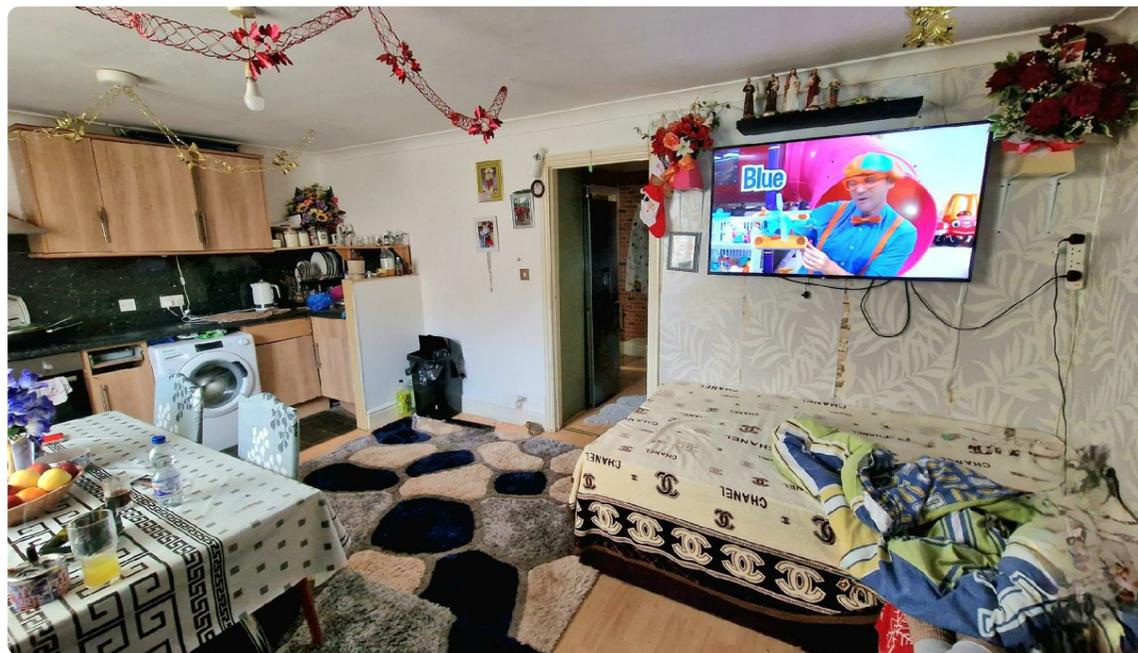
4 x 

**Godwin Road,  
Cliftonville, Margate**

**INVESTMENT OPPORTUNITY -**  
Lovetts is thrilled to present this exceptional investment opportunity, currently generating an annual income of £30,540 with the potential to increase it effortlessly to £36,000 per year.

Situated within close proximity to local amenities and excellent transport links, this property encompasses the Freehold of four spacious two-bedroom apartments. The convenient location ensures easy access to essential amenities and enhances the desirability of this investment.

Each of the four flats is currently occupied by different members of the same family, ensuring consistent tenancy.







- EPC Ratings - D, D, C, D
- Close to local amenities
- £30,540 p/a Income
- Ideal Investment
- Close to Sea & Shops
- 4 x 2 Bed flats
- Good Transport Links







### 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>		
(55-68) <b>D</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	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

