



## Price

£170,000

## Leasehold

2 x 

1 x 

1 x 

**Northdown Road,  
Margate**

Located on the top floor of the building this spacious two Bedroom flat offers direct views of the sea as you look down Godwin Road. The accommodation comprises, entry via an entry-phone system to a Communal Hall with stairs up to the flat. Once inside there is a Hall running through giving access to all rooms. The Lounge to the front and offers the direct sea views, while both Bedrooms are to the side of the property with the Bathroom and Kitchen at the very rear. The Kitchen has fitted wall/base units with surrounding tiling, fitted gas hob over an electric oven. The Bathroom comes with a matching three piece suite.

Lease Currently 65 years remaining (will be renewed upon completion to 99 years

Ground Rent - £160 per annum

Maintenance - 16.67% of costs

\*\*\* PHOTOS ARE VIRTUALLY STAGED\*\*\*







- EPC Rating - E
- 2nd Floor Apartment
- Direct Sea Views
- Poss. Roof Terrace
- Long Lease (to be extended)
- \*\*\* PHOTOS ARE VIRTUALLY STAGED\*\*\*







### 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>	52	63
(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		
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