



Price

£230,000

Leasehold

2 x 

1 x 

1 x 

**Canterbury Road,
Margate, CT9 5FH**

Situated along the bustling thoroughfare leading to Margate's Main Sands, this expansive first floor two Bedroom apartment presents an excellent investment opportunity, currently generating an annual rental income of £13,860 per annum. The entrance is accessed through an intercom system, leading into a communal hall equipped with both stairs and a lift for added convenience.

Upon entering the apartment, a spacious Hallway unfolds, providing access to all rooms. To the front, a generously sized Living Room welcomes you. Seamlessly connected to the well appointed Kitchen featuring fitted wall and base units, an electric oven, electric hob, built-in fridge/freezer, and dishwasher. Adjacent to the Living Room is one of the double Bedrooms, offering a comfortable retreat.

On the opposite end towards the rear, you'll discover the second double Bedroom and the fully tiled Bathroom. This boasts a cohesive three-piece suite, complete with a head-over-shower, washbasin, and WC, ensuring both style and functionality.

Don't miss the opportunity to secure this impressive investment. Contact us for more details or to arrange a viewing.

* Please note that the photos shown were taken before the current tenants had occupied the apartment, so may look different now *





- EPC Rating - B
- Lift To Apartment
- Close to Local Amenities
- Modern Apartment
- 0.3 Miles to Train Station
- First Floor
- Tenant in Situ
- Annual Rental income of £13,860





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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