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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17<sup>th</sup> July 2025



**4, WALTHAM CLOSE, CLIFTONVILLE, MARGATE, CT9**

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2 Bedroom Top Floor Apartment | Recently Extended Lease | Garage & Off Street Parking | Walking Distance of Seafront | Modern Kitchen Diner & Bathroom | Please Quote JV0094

a well-proportioned top-floor apartment offering comfortable and convenient living in a sought-after coastal location. Situated just a short stroll from the beautiful Cliftonville seafront, this property combines the tranquility of seaside living with excellent access to local amenities. The apartment forms part of a well-maintained block and benefits from a garage en bloc, providing valuable off-street parking or secure storage.

Internally, the property is arranged to maximise space and light. The generous lounge diner serves as the heart of the home, offering ample room for both relaxation and dining. The separate kitchen is well-equipped with sufficient worktop and storage space, ideal for modern-day living. Both bedrooms are well-sized, with the main bedroom providing a spacious retreat and the second bedroom offering flexibility as a guest room, office, or nursery. The bathroom includes a full suite and is conveniently positioned between the bedrooms and kitchen.

Waltham Court enjoys a prime location close to the seafront and within easy reach of local shops and cafes. The area is well-served by public transport, including nearby bus routes and Margate train station, offering easy connections to Canterbury and London. For families or investors, the flat is also ideally placed near reputable primary and secondary schools.

Whether you're a first-time buyer, downsizer, or looking for a buy-to-let opportunity, this bright and airy top-floor apartment presents a fantastic lifestyle opportunity in one of Kent's most vibrant seaside towns.

### **Room Measurements:**

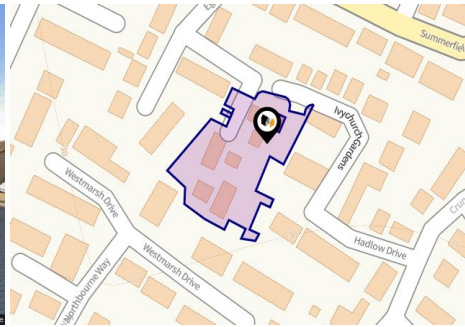
Lounge Diner: 3.71m x 5.13m (12'2" x 16'10")

Kitchen: 3.83m x 3.46m (12'7" x 11'4")

Main Bedroom: 3.85m x 3.20m (12'8" x 10'6")

Bedroom 2: 2.78m x 2.11m (9'1" x 6'11")

Bathroom: 1.78m x 2.15m (5'10" x 7'1")



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	10/10/2022
<b>Floor Area:</b>	721 ft <sup>2</sup> / 67 m <sup>2</sup>	<b>End Date:</b>	11/10/2147
<b>Plot Area:</b>	0.81 acres	<b>Lease Term:</b>	125 years from 11 October 2022
<b>Year Built :</b>	1976-1982	<b>Term Remaining:</b>	122 years
<b>Council Tax :</b>	Band A		
<b>Annual Estimate:</b>	£1,594		
<b>Title Number:</b>	TT146364		

## Local Area

<b>Local Authority:</b>	Kent
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s
		

### Mobile Coverage: (based on calls indoors)

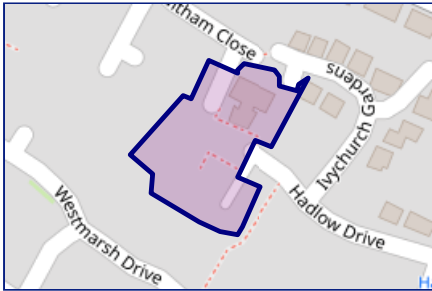


### Satellite/Fibre TV Availability:



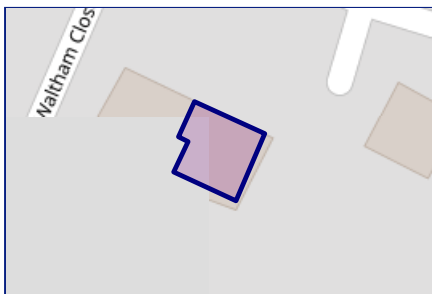
There have been multiple title plans detected at this address. Here, we have compiled the available information about these plans and - where applicable for leasehold plans - the term lengths related to them.

## Freehold Title Plan



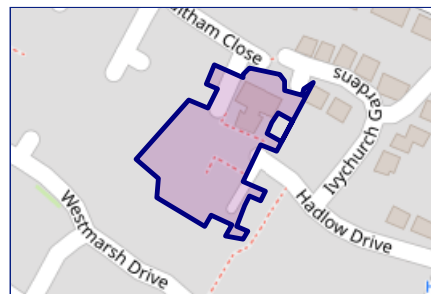
**K753927**

## Leasehold Title Plans



**TT146364**

Start Date: 18/12/1988  
End Date: 24/06/2085  
Lease Term: 99 years from 24 June 1986  
Term Remaining: 59 years



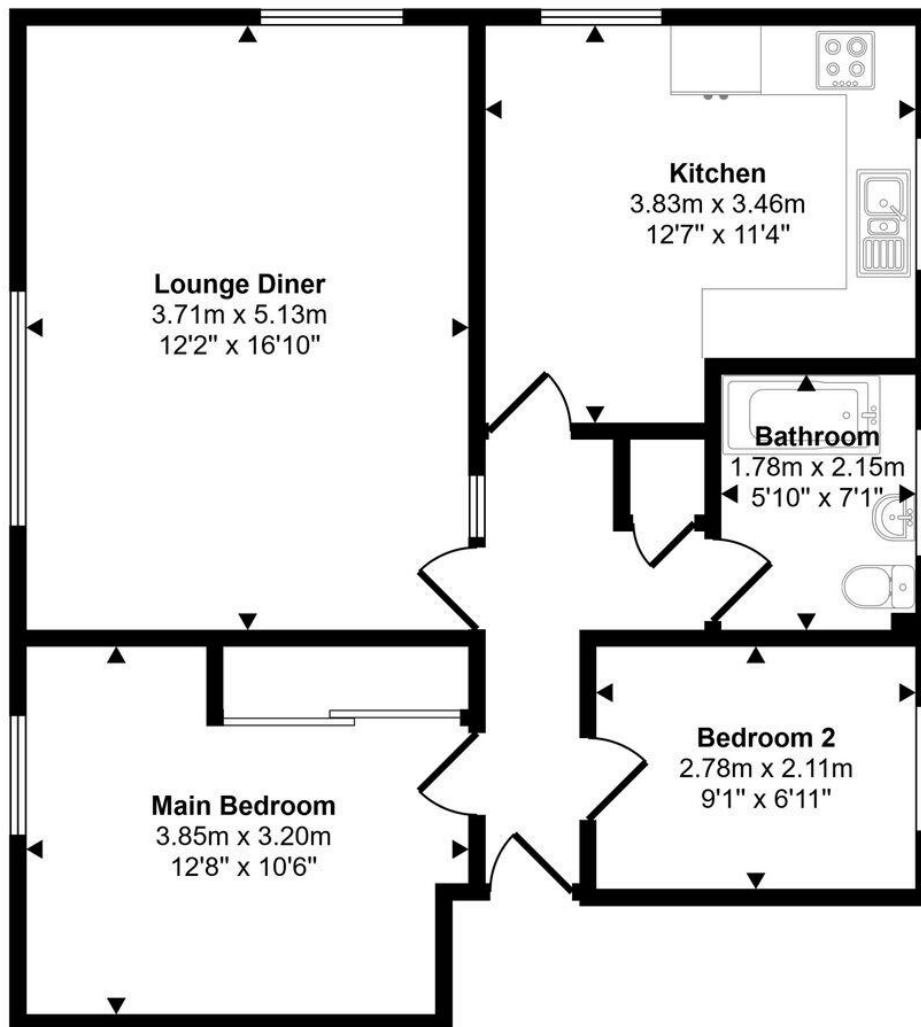
**K662693**

Start Date: 10/10/2022  
End Date: 11/10/2147  
Lease Term: 125 years from 11 October 2022  
Term Remaining: 122 years



## 4, WALTHAM CLOSE, CLIFTONVILLE, MARGATE, CT9

Approx Gross Internal Area  
61 sq m / 657 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Property EPC - Certificate

4, Waltham Close, Cliftonville, CT9

Energy rating

# E

Valid until 10.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

### Additional EPC Data

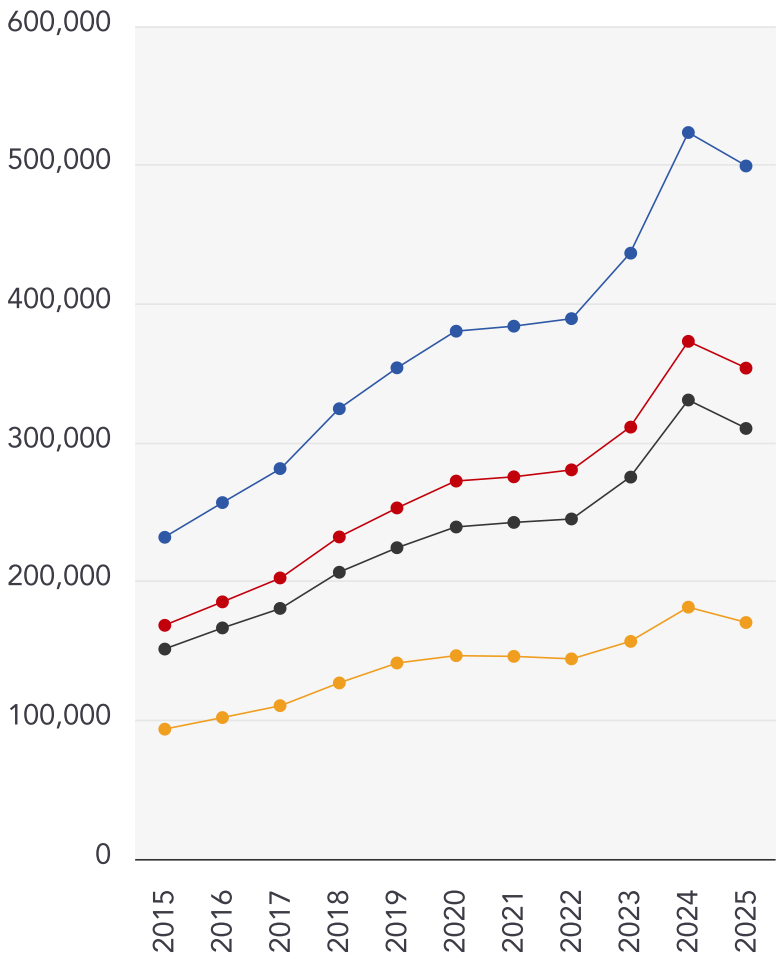
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<b>Property Type:</b>	Flat
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	3rd
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	67 m <sup>2</sup>

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in CT9



Detached

**+115.42%**

Semi-Detached

**+110.07%**

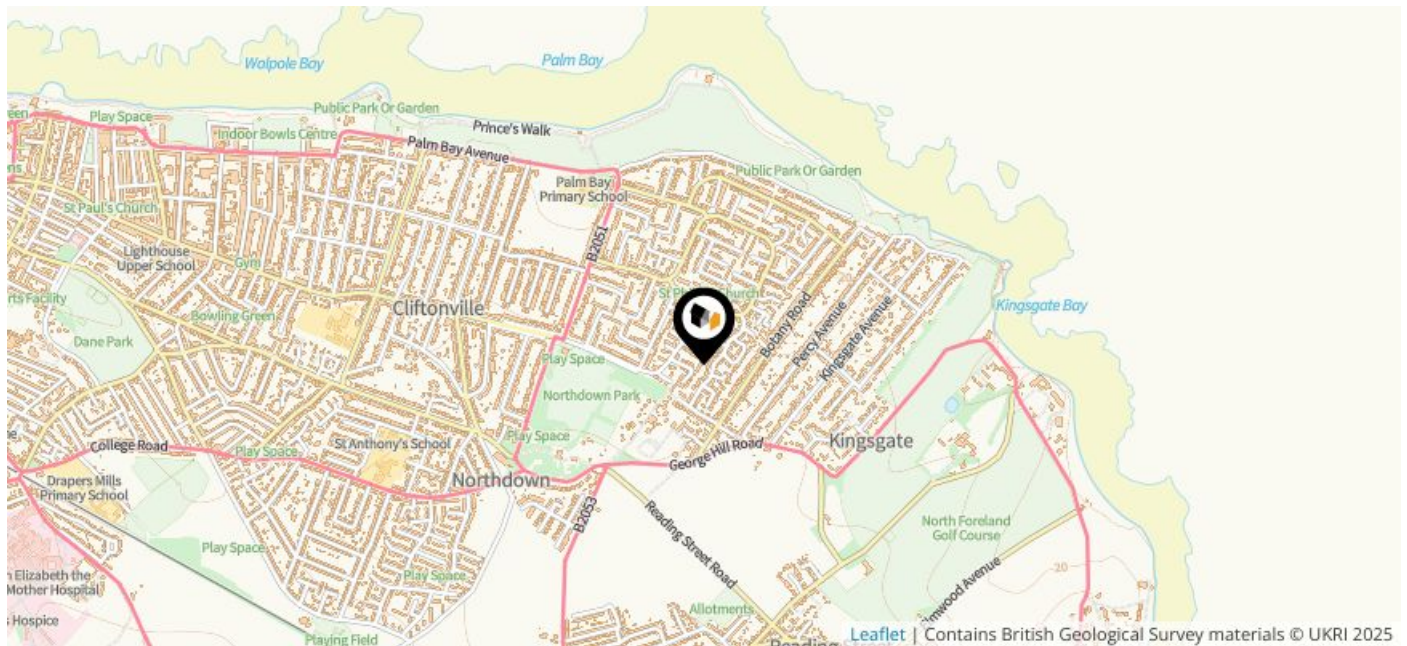
Terraced

**+105.1%**

Flat

**+82.14%**

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

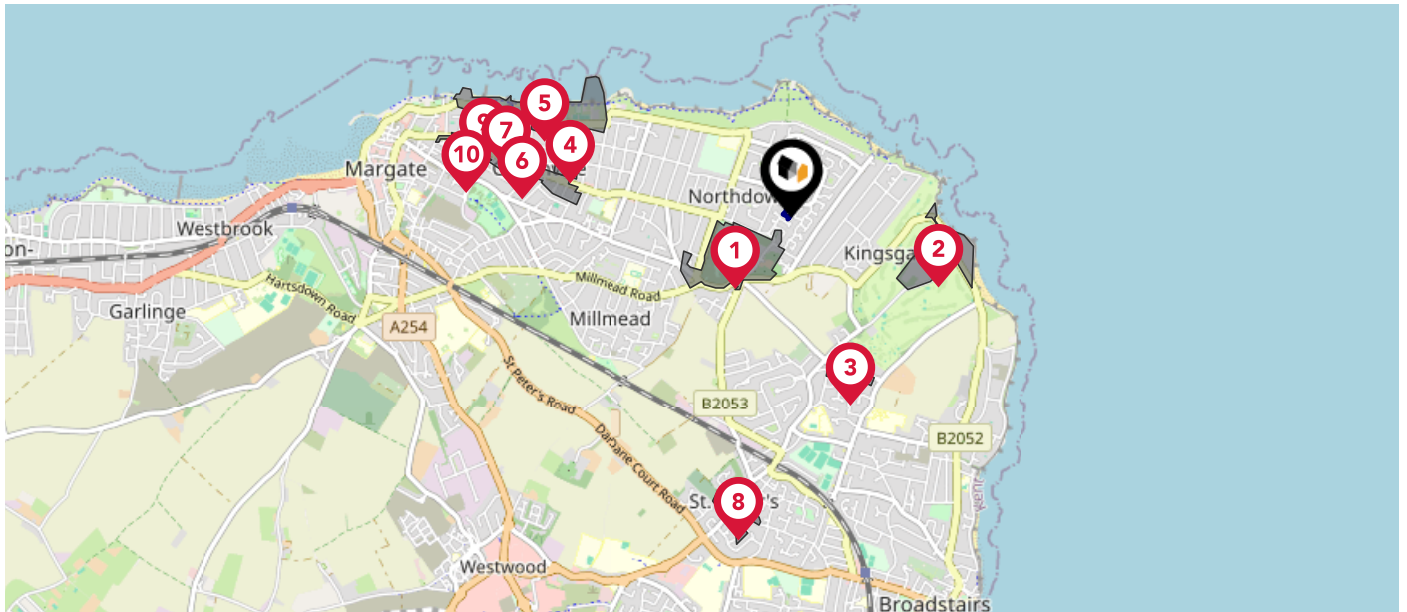
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.











# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



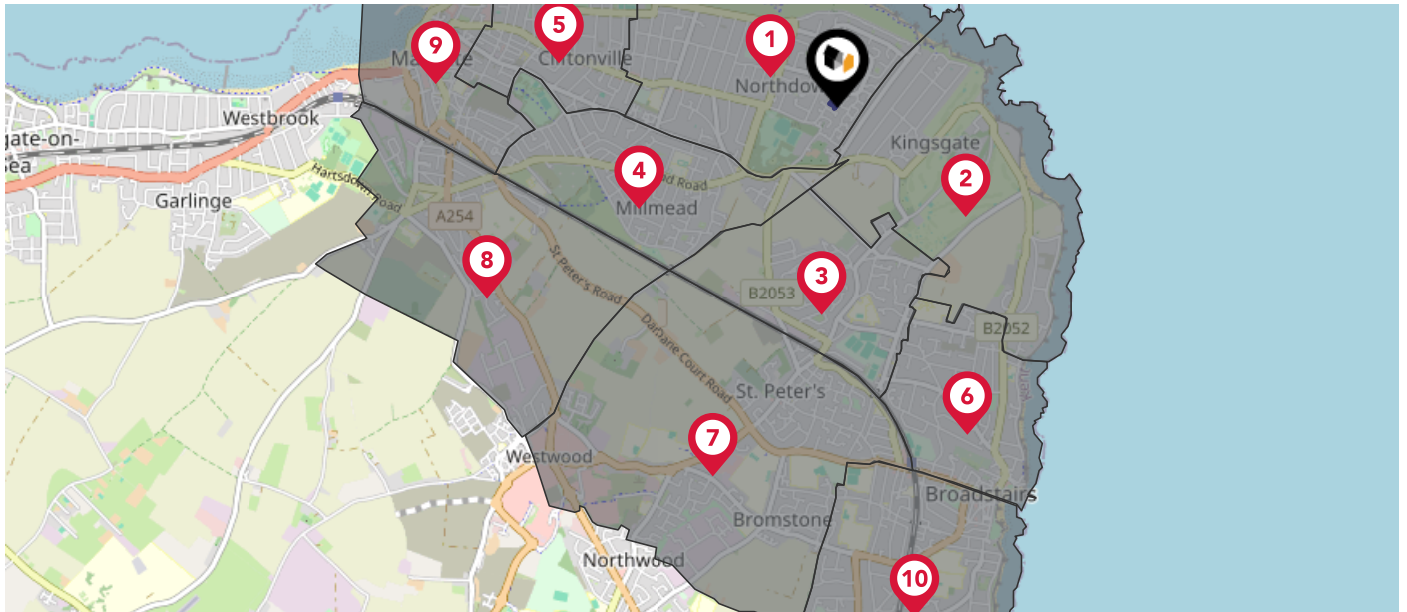
### Nearby Conservation Areas

-  Northdown
-  Kingsgate
-  Reading Street (Thanet)
-  Norfolk Road, Warwick Road, Surrey Road (Proposed)
-  Clifftop
-  Northdown Road
-  Edgar Road and Sweyn Road
-  St Peters (Thanet)
-  Dalby Square
-  Clifton Place and Grotto Gardens (Proposed)











# Maps

## Council Wards

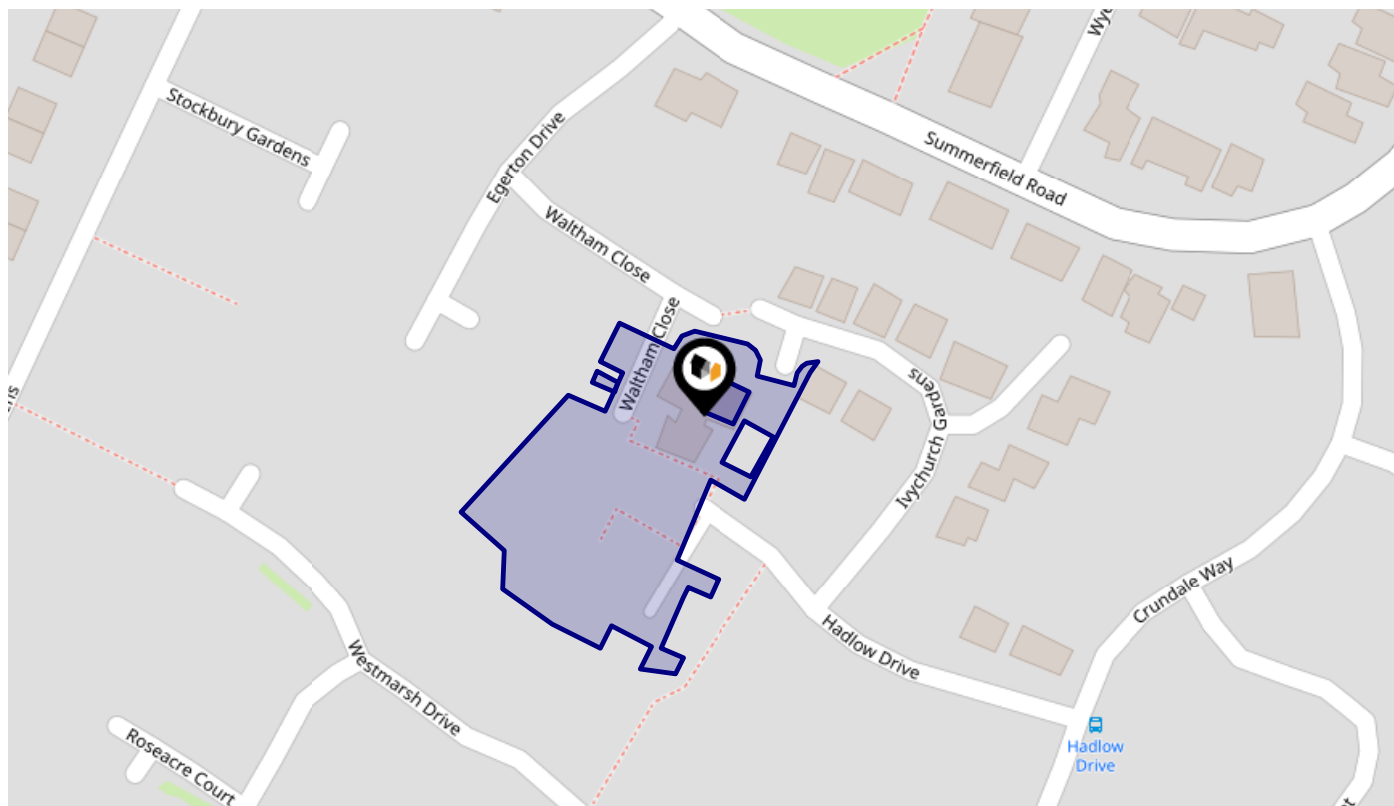
The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

-  Cliftonville East Ward
-  Kingsgate Ward
-  Beacon Road Ward
-  Dane Valley Ward
-  Cliftonville West Ward
-  Bradstowe Ward
-  St. Peters Ward
-  Salmestone Ward
-  Margate Central Ward
-  Viking Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

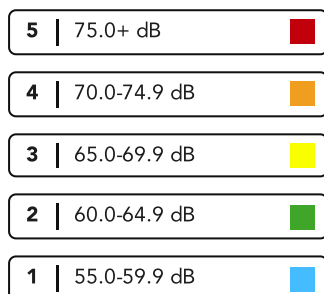


### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

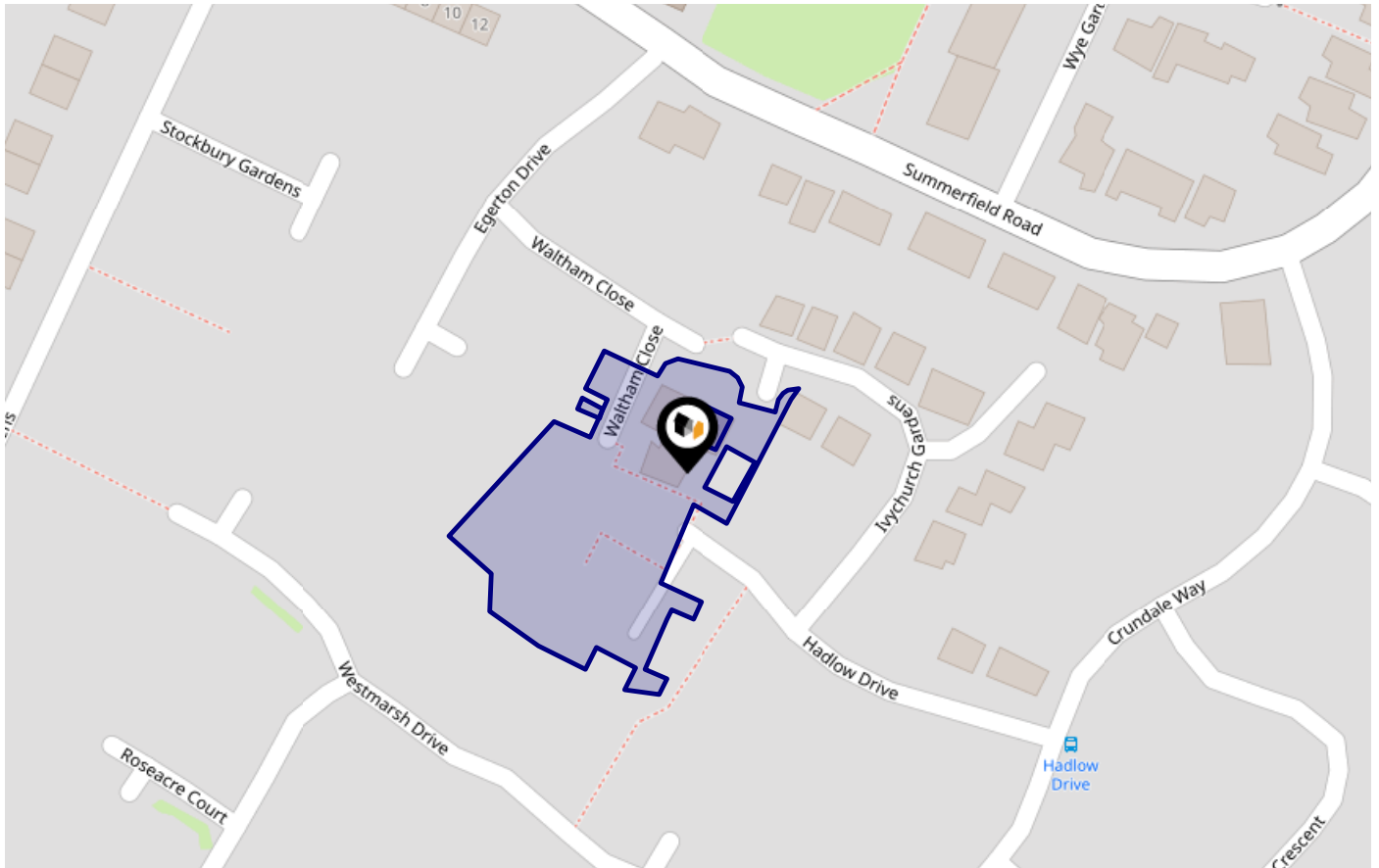
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:



# Flood Risk





## Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

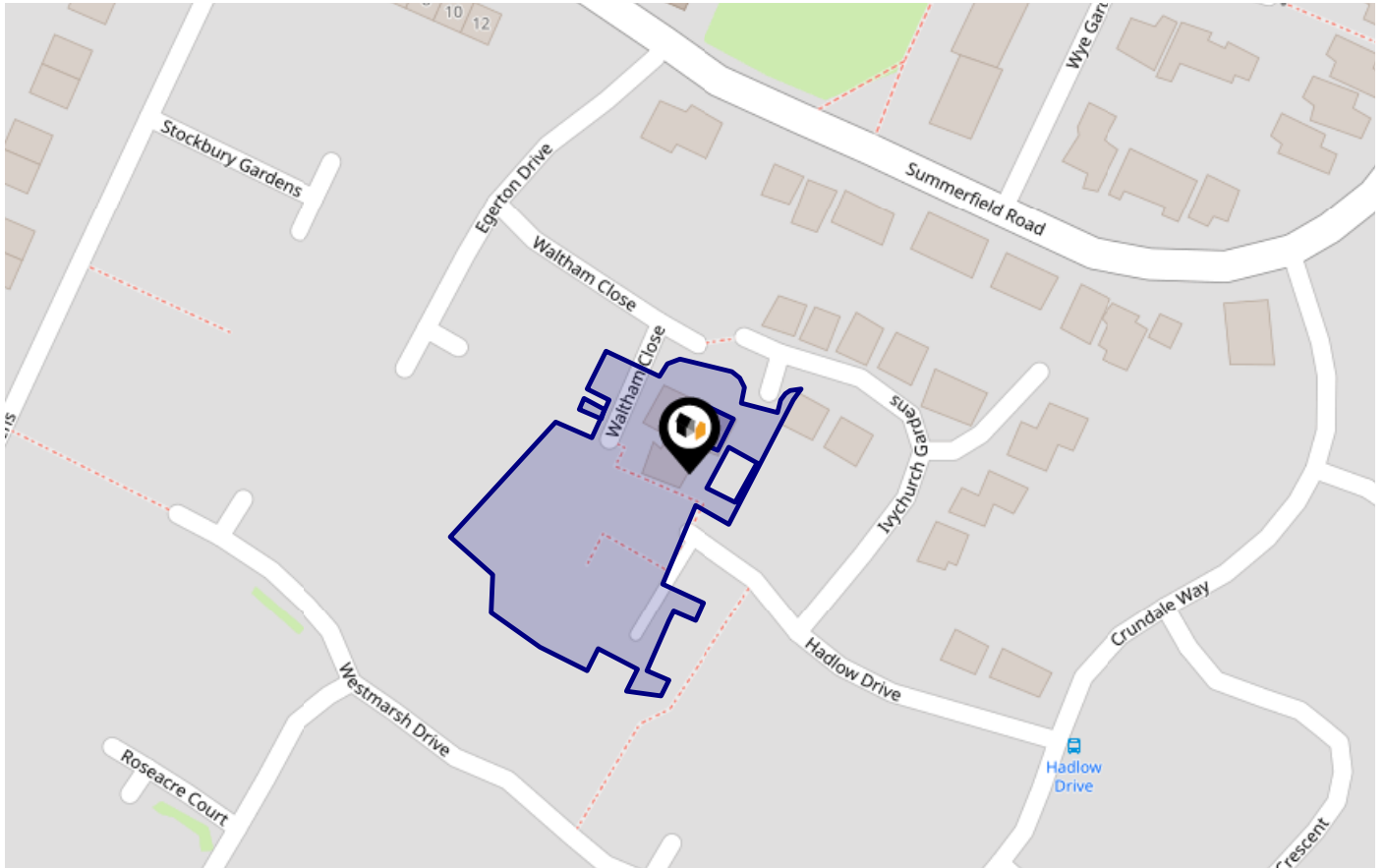
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

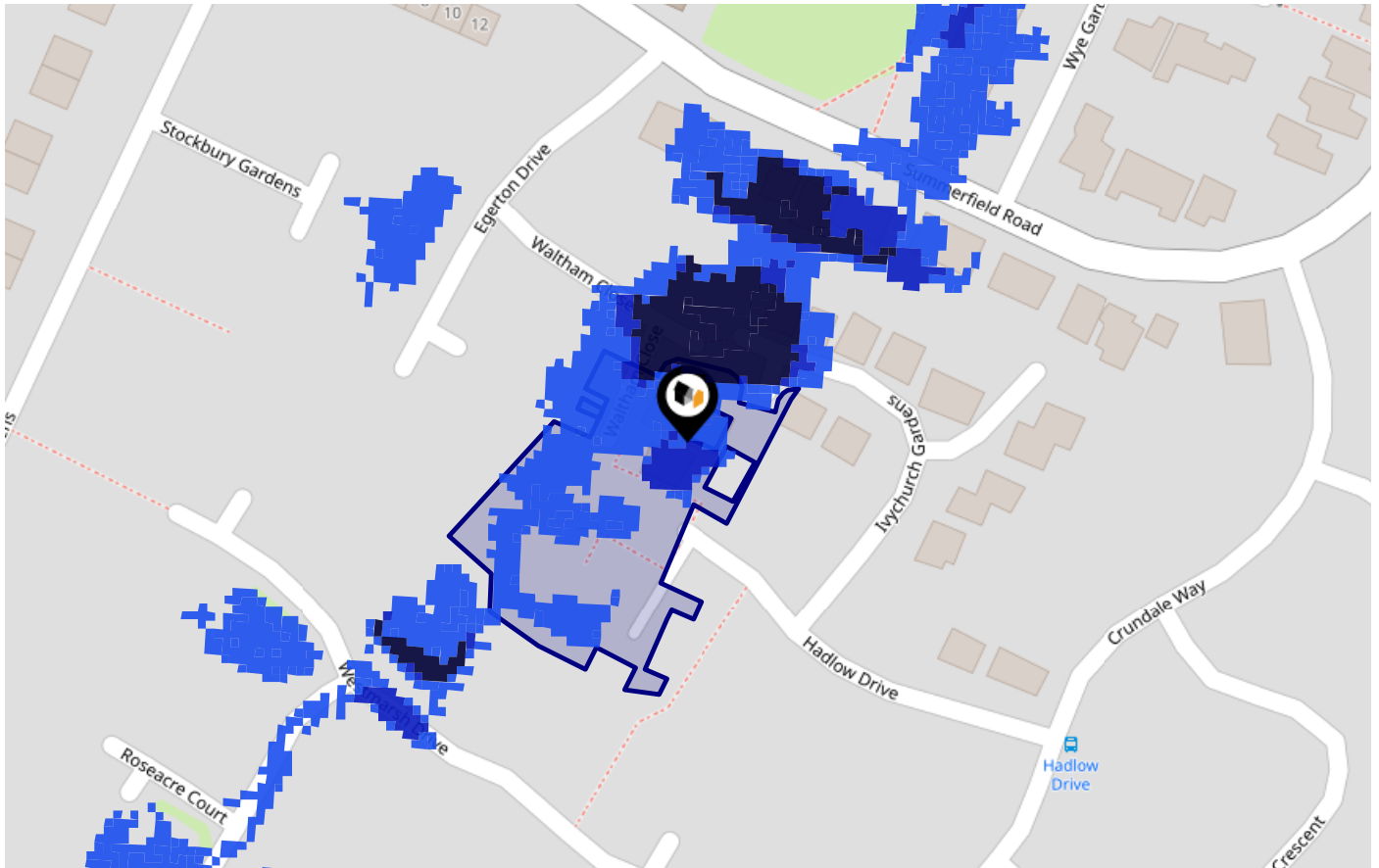
Chance of flooding to the following depths at this property:



# Flood Risk





## Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

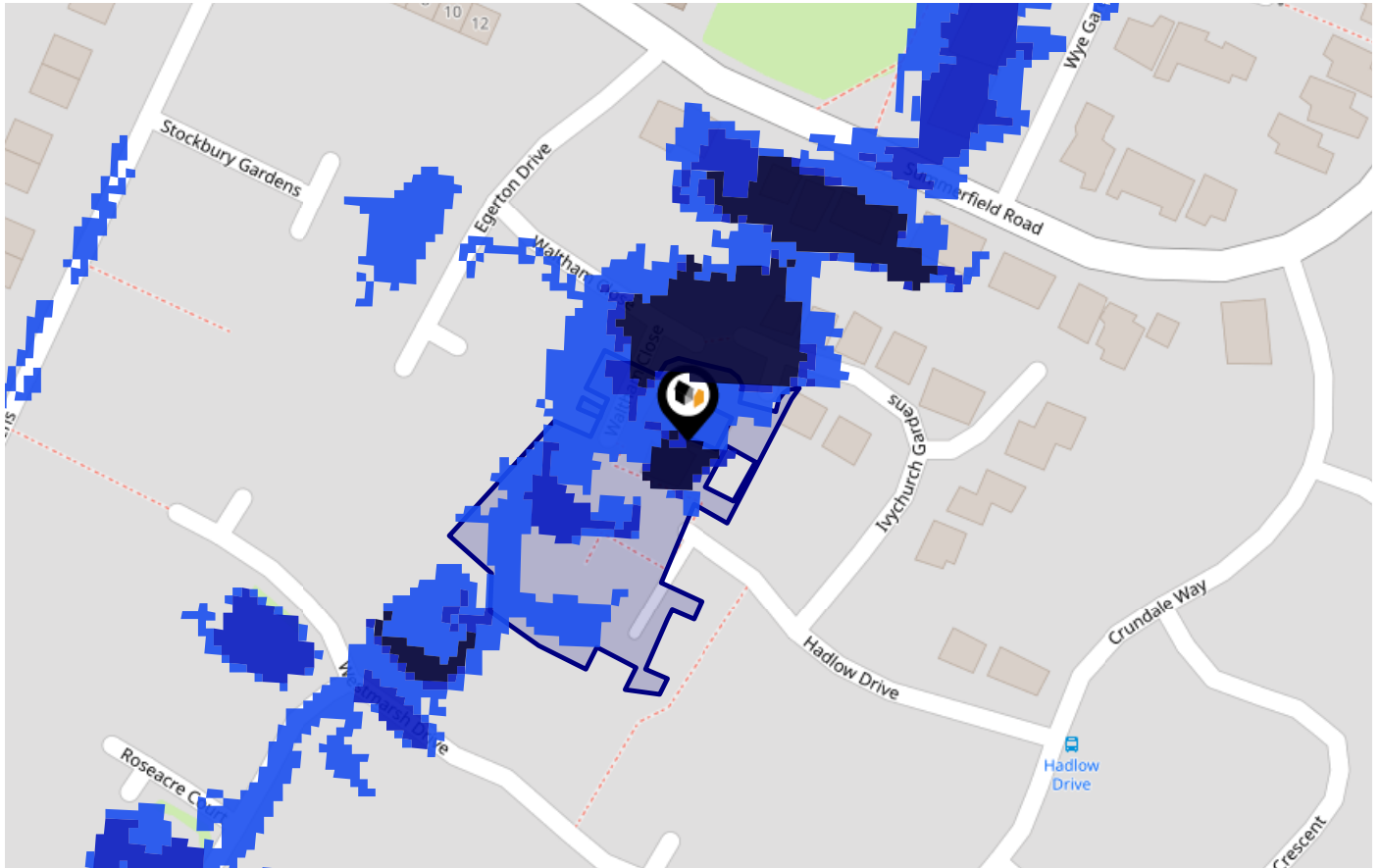
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: **Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

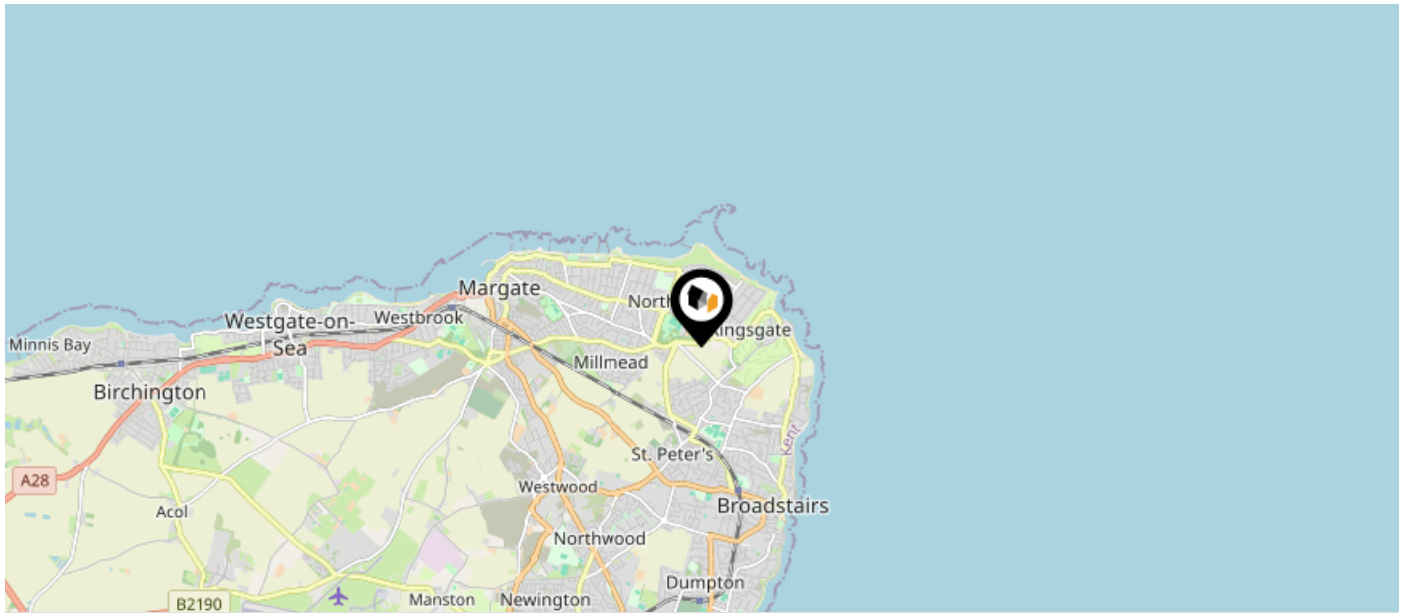
Chance of flooding to the following depths at this property:



# Maps

## Green Belt

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

No data available.





















# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

	Dane Valley-Shallows Road, Thanet, Kent	Historic Landfill 
	Dane Valley-Margate, Kent	Historic Landfill 
	Dane Valley Tip-Margate, Kent	Historic Landfill 
	Poplar Road-Broadstairs, Kent	Historic Landfill 
	Rumfield-Rumfields Road, Bromstone, Kent	Historic Landfill 
	PCB Crib-Sainsburys, Margate Rd, Westwood, Broadstairs, Kent	Historic Landfill 
	Manston Road-Thalet, Kent	Historic Landfill 
	Vincent Road-Flete, Kent	Historic Landfill 
	Westbrook Prom-Westbrook, Margate, Kent	Historic Landfill 
	Manston Road-Manston, Thanet, Kent	Historic Landfill 

# Maps









## Listed Buildings

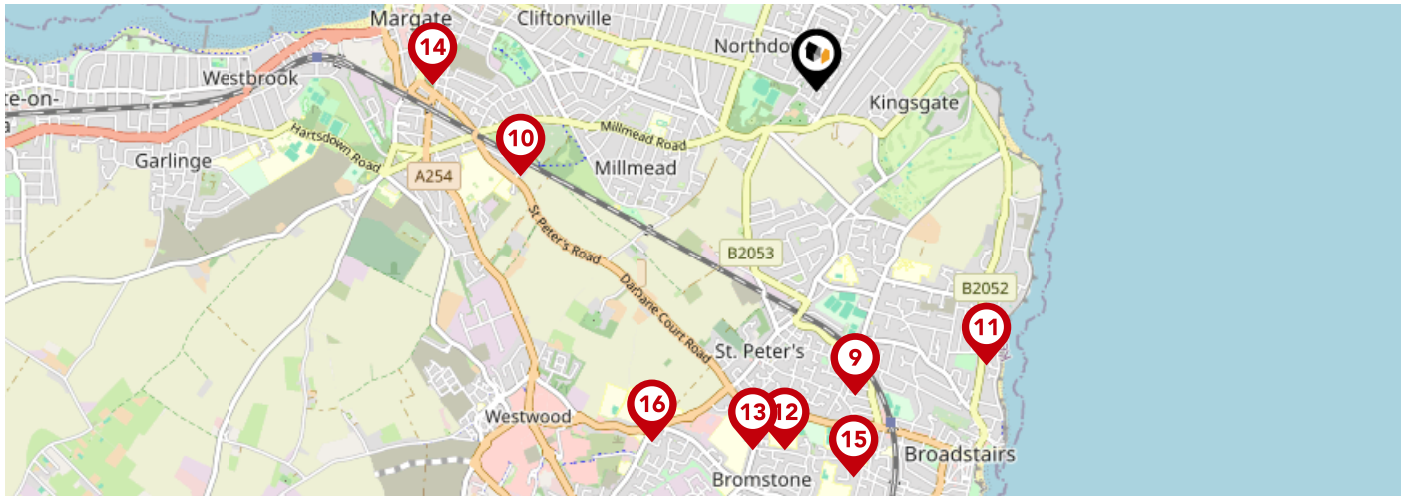
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...









Listed Buildings in the local district	Grade	Distance
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# Area Schools

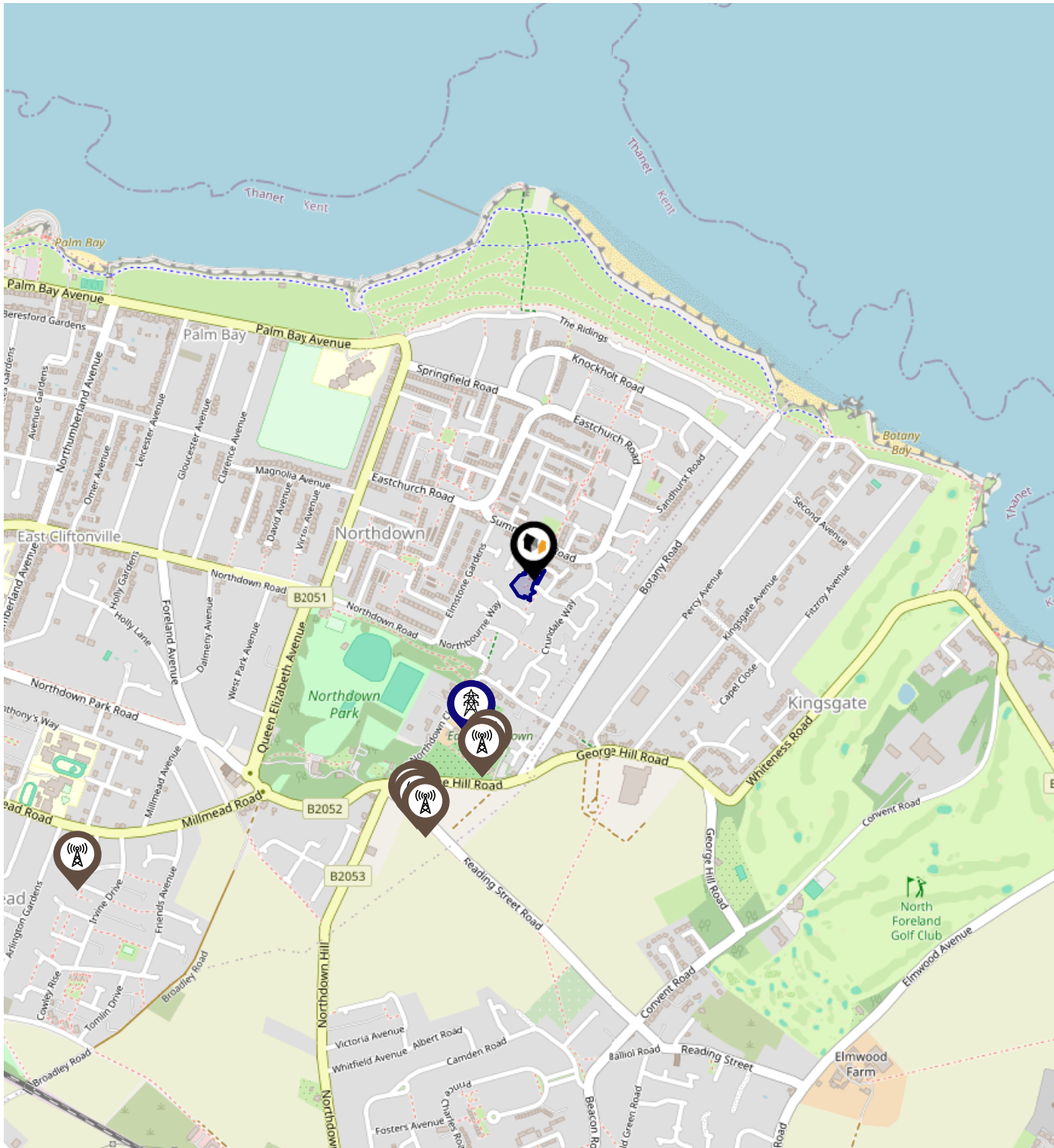


		Nursery	Primary	Secondary	College	Private
	<b>Palm Bay Primary School</b> Ofsted Rating: Good   Pupils: 421   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cliftonville Primary School</b> Ofsted Rating: Outstanding   Pupils: 839   Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Northdown Primary School</b> Ofsted Rating: Good   Pupils: 329   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anthony's School</b> Ofsted Rating: Good   Pupils: 101   Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Callis Grange Nursery and Infant School</b> Ofsted Rating: Good   Pupils: 270   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cross Keys Learning</b> Ofsted Rating: Requires improvement   Pupils: 38   Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter-in-Thanel CofE Junior School</b> Ofsted Rating: Outstanding   Pupils: 355   Distance:1.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Parkview Academy</b> Ofsted Rating: Inadequate   Pupils: 15   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





	Nursery	Primary	Secondary	College	Private
 <b>St Joseph's Catholic Primary School, Broadstairs</b> Ofsted Rating: Requires improvement   Pupils: 184   Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Drapers Mills Primary Academy</b> Ofsted Rating: Good   Pupils: 269   Distance:1.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Stone Bay School</b> Ofsted Rating: Good   Pupils: 111   Distance:1.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Charles Dickens School</b> Ofsted Rating: Good   Pupils: 1118   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Dane Court Grammar School</b> Ofsted Rating: Good   Pupils: 1254   Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Margate, Holy Trinity and St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 405   Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Upton Junior School</b> Ofsted Rating: Outstanding   Pupils: 511   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St George's Church of England Foundation School</b> Ofsted Rating: Good   Pupils: 1634   Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Local Area Masts & Pylons

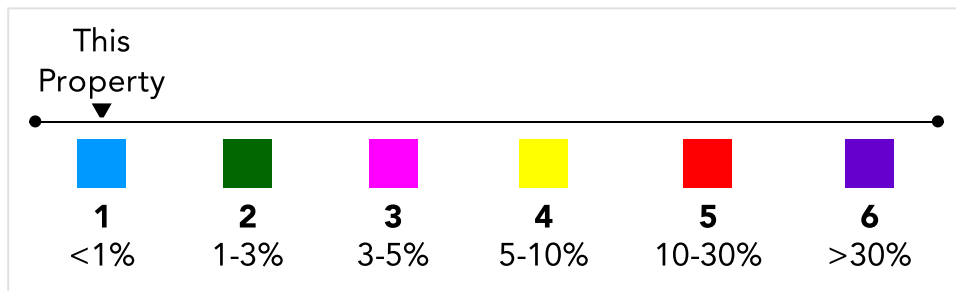
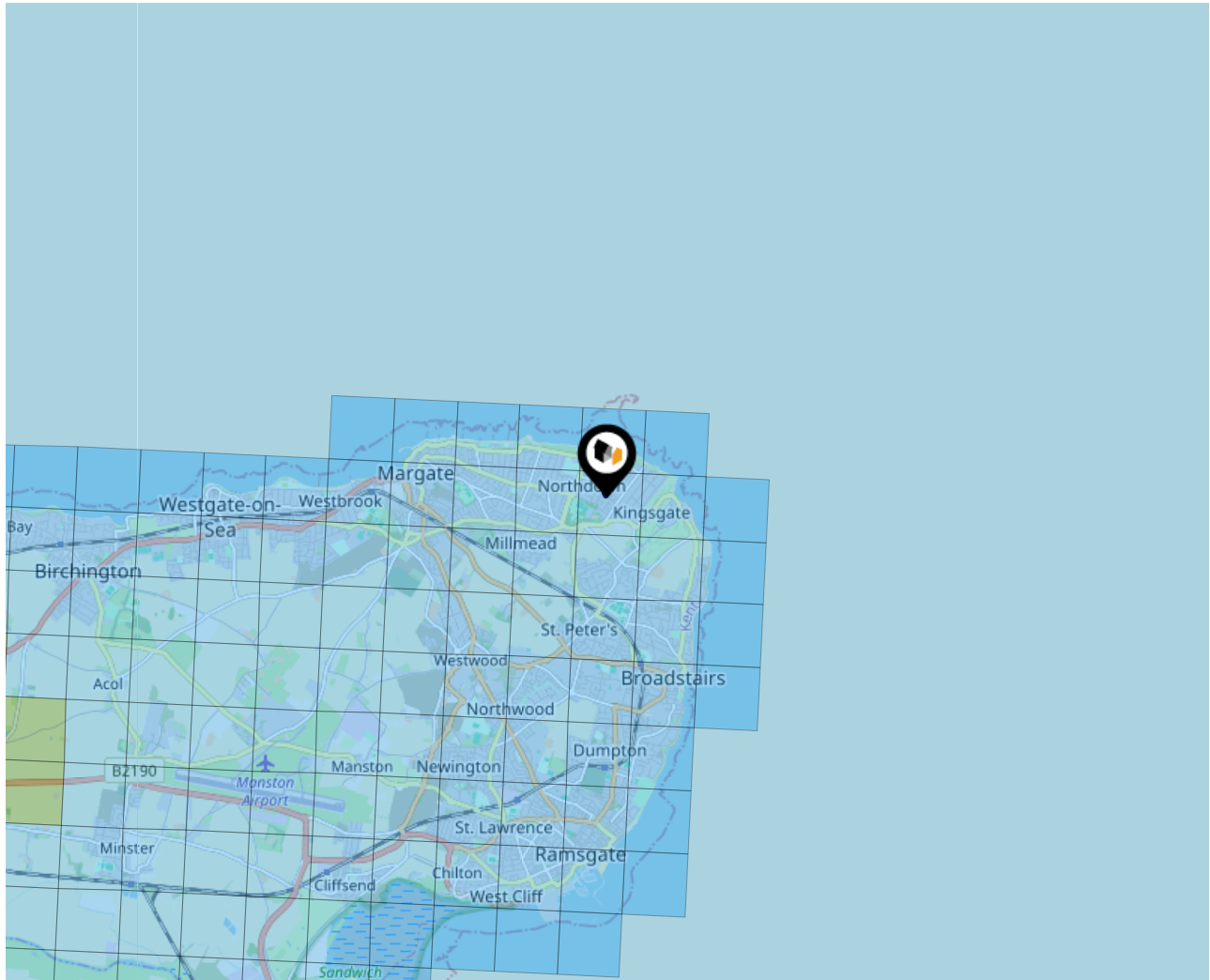


**Key:**

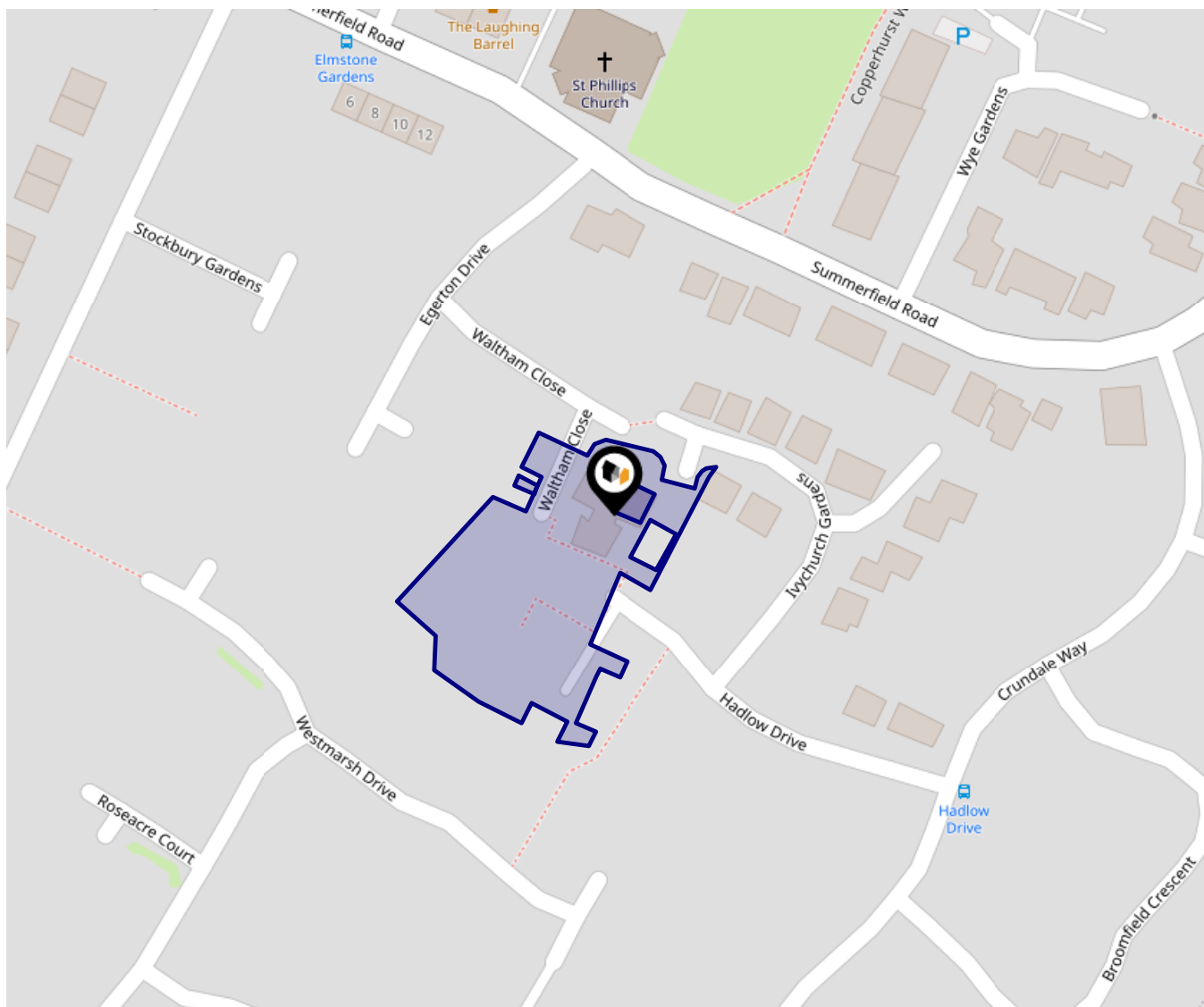
-  Power Pylons
-  Communication Masts

### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).








# Local Area Road Noise



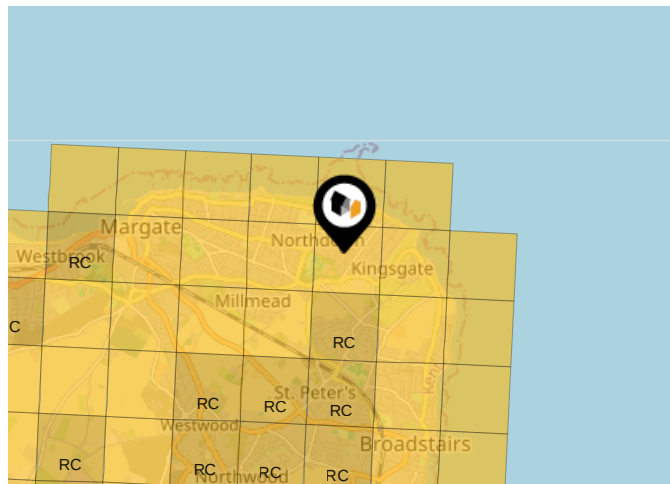
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

-  75.0+ dB
-  70.0-74.9 dB
-  65.0-69.9 dB
-  60.0-64.9 dB
-  55.0-59.9 dB

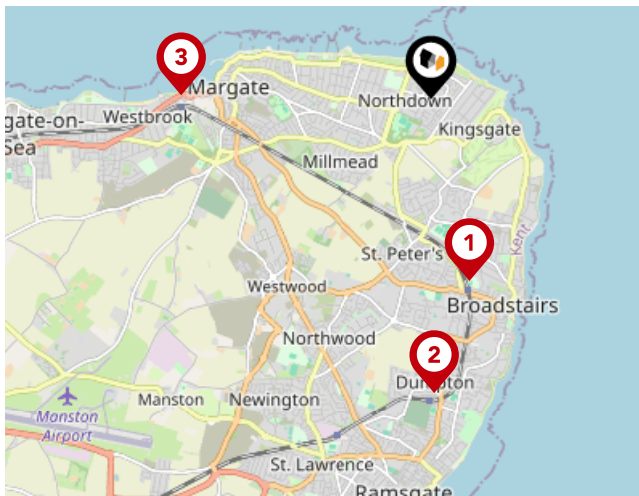
## Ground Composition for this Address (Surrounding square kilometer zone around property)

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	INTERMEDIATE-SHALLOW
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		






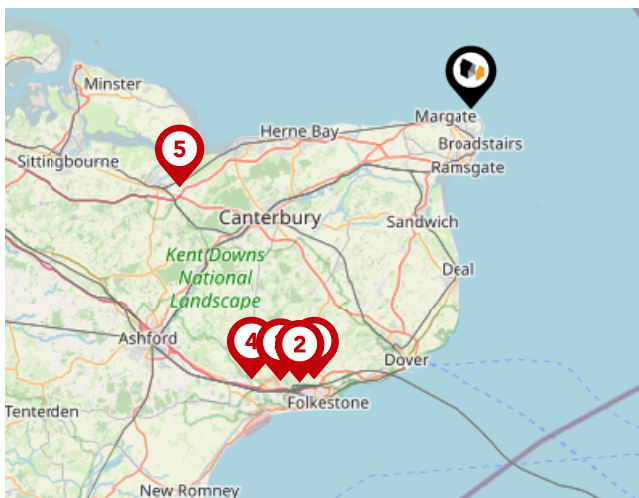
## Primary Classifications (Most Common Clay Types)

<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess








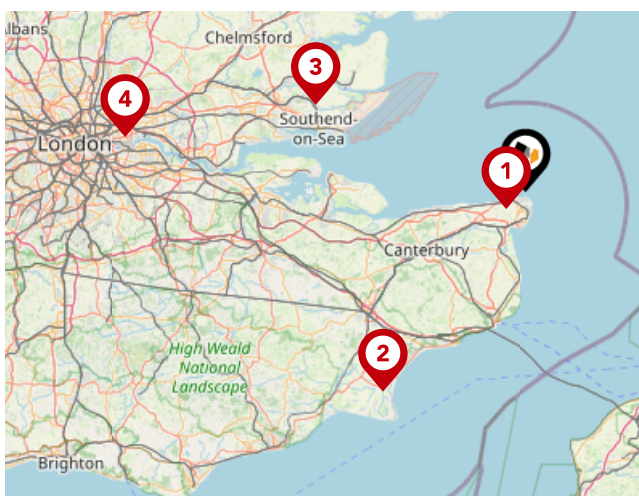
### National Rail Stations

Pin	Name	Distance
	Broadstairs Rail Station	1.72 miles
	Dumpton Park Rail Station	2.72 miles
	Margate Rail Station	2.31 miles







### Trunk Roads/Motorways

Pin	Name	Distance
	M20 J13	23.19 miles
	M20 J12	23.94 miles
	M20 J11A	24.61 miles
	M20 J11	25.79 miles
	M2 J7	22.37 miles

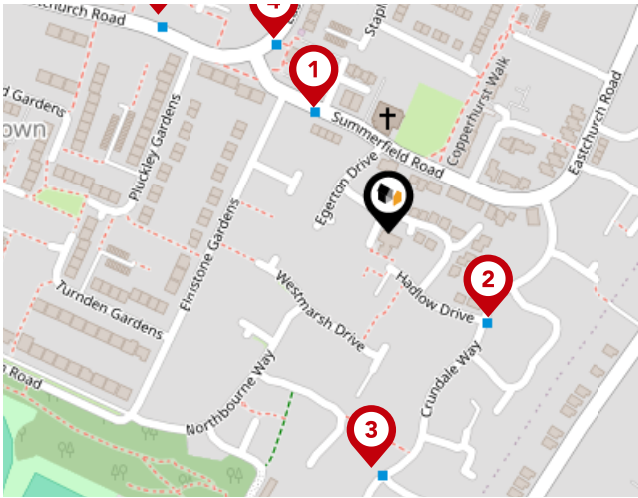


### Airports/Helipads






Pin	Name	Distance
	Manston	3.91 miles
	Lydd Airport	36.61 miles
	Southend-on-Sea	33.63 miles
	Silvertown	59.86 miles

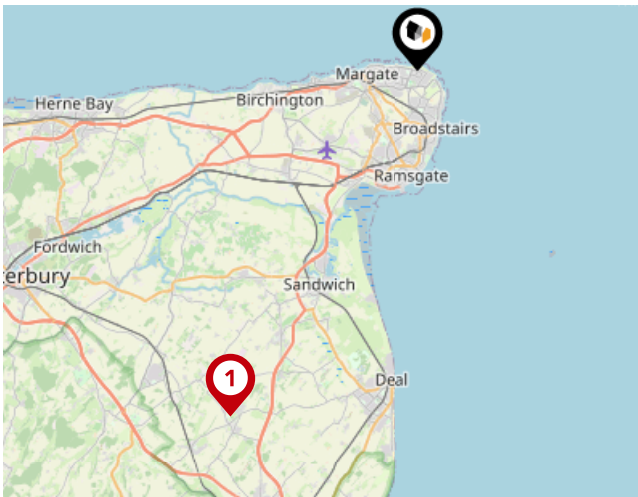
# Area

## Transport (Local)




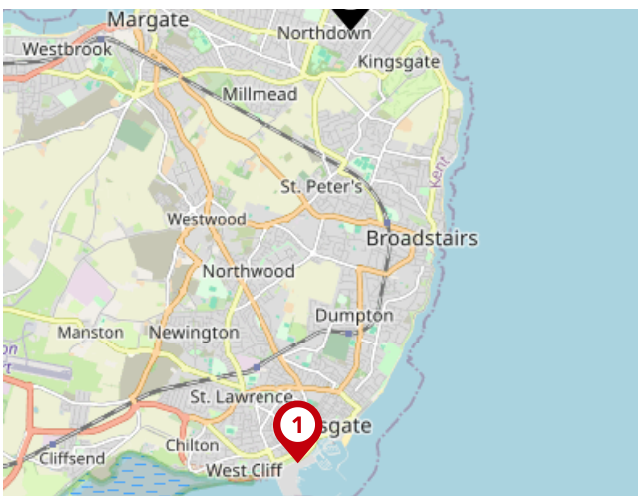
### Bus Stops/Stations

Pin	Name	Distance
	Elmstone Gardens	0.09 miles
	Hadlow Drive	0.07 miles
	Cranbrook Close	0.14 miles
	Summerfield Road	0.13 miles
	Pluckley Gardens	0.18 miles



### Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	14.61 miles



### Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	4.03 miles

### James Voysey Powered by eXp

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Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

## Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

## Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

## Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



[/james-voysey-7ba90719b](#)

# James Voysey Powered by eXp Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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