



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



UPPER DANE ROAD  
MARGATE  
KENT  
CT9 2NA

Price: Starting Bid: £130,000

1 Bedroom

1 Reception

1 Bathroom

Allocated parking space

EPC E

Tenure LEASEHOLD  
Council Tax B



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



Oakwood homes®  
putting people first

## Property brochure



### The Property

FOR SALE VIA MODERN METHOD OF AUCTION.....A UNIQUE SPLIT LEVEL MAISONETTE WITH PARKING.....Located on Upper Dane Road, Margate this well presented maisonette is ideally suited to first time buyers or buy to let investors. Entering the property on the ground floor you will find a good sized living room and fitted kitchen and bathroom. To the first floor is a large double bedroom with fitted storage cupboard and access out to a small balcony. Externally there is allocated parking to the rear. Other benefits include double glazing and a share of the freehold. Offered to market chain free with vacant possession. Call Oakwood homes to view

### Location

The property is ideally located close to local amenities and only a short walk to Dane Park, Margate Old Town, Turner Contemporary, beach, Dreamland and Margate train station which provides high speed access to London and beyond.

### Accommodation

#### GROUND FLOOR

Entrance Hall

Lounge 15'4" (4.67m) x 12'1" (3.68m) Stairs to first floor

Kitchen 12'1" (3.68m) x 7' (2.13m)

Bathroom 8'9" (2.67m) x 4'9" (1.45m)

#### FIRST FLOOR

Bedroom 12'3" (3.73m) x 12'2" (3.71m)

#### EXTERIOR

Allocated parking space for 1 vehicle

#### LEASE DETAILS

20% Share of Freehold

961 years on lease

£425pa Maintenance Charge

£0 Ground Rent



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD

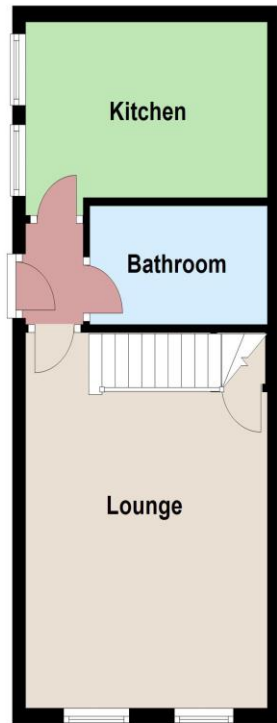
### AUCTIONEERS COMMENTS:

- This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 60 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.  
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.  
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.  
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.  
Payment varies but will be no more than £450.00. These services are optional.

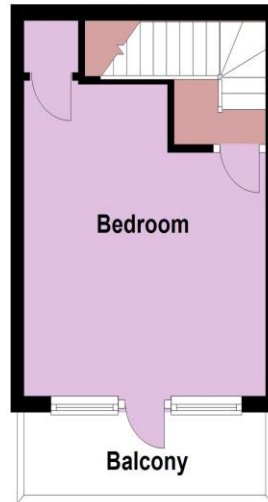


Oakwood homes<sup>®</sup>  
putting people first

**Ground Floor**



**First Floor**



© Copyright Oakwood homes - Not to be reproduced or copied without permission. All rights reserved.  
Plan produced using PlanUp.

**Property brochure**

**Key Features**

- 1 bedroom
- Balcony
- Allocated parking
- Share of freehold
- Close to amenities
- Chain free

**Need a mortgage..?**

For impartial advice, why not talk to one of our qualified mortgage advisors?

**0800 035 0353**



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0021151/20221219/ASDP



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



**01843 221133**



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD