



- Two bedrooms
- First Floor
- New 153 year lease
- Sea views

Flat 6, 6 Canterbury Road, Margate, CT9 5BS

£160,000

This two bedroom apartment is situated in a Victorian period building minutes from the seafront and train station, ideal for commuters! The property is located on the first floor and benefits from sea views in the lounge and rear bedroom. The accommodation boasts an open plan lounge/kitchen, two bedrooms, bathroom and a communal utility room. Additional features include: gas central heating, double glazing, no chain and a new 153 year lease. An ideal starter home or holiday home by the sea. EPC C, Council Tax A.



Property Description

HALL

Built in storage cupboard, radiator, carpet flooring.

LOUNGE/KITCHEN

17' 3" x 13' 8" (5.26m x 4.17m) Measurements taken to the widest point.

Double glazed bay window with sea views, double radiator, fitted kitchen units, stainless steel sink, space for cooker and fridge/freezer, cornice ceiling.

BEDROOM

10' 3" x 8' 8" (3.12m x 2.64m) Double glazed window with sea views, radiator.

BEDROOM

13' 8" x 5' 9" (4.17m x 1.75m) Double glazed window, radiator.

BATHROOM

White suite comprising a panelled bath with mixer tap, pedestal hand basin, low level W.C, radiator, laminate flooring.

UTILITY ROOM

Communal utility room housing the boiler and plumbing for a washing machine.

AGENTS NOTES

Council Tax Band A

EPC Band C

Service Charge £600 PA

Lease 153 years remaining

Leasehold

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of





an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

VALUATION

Family Business + Established since 2007 + 4.9 Star Google review
+ No tie in period + Competitive commission

First Floor Flat

Approx. 45.6 sq. metres (490.8 sq. feet)



Total area: approx. 45.6 sq. metres (490.8 sq. feet)
Flat 6, 6 Canterbury Road, Margate

Address: Flat 6, 6 Canterbury Road, MARGATE, CT9 5BS
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Thomas
 jackson
 ESTATE AGENTS

