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putting people first

Property brochure



DICKENS COURT
HAROLD ROAD
CLIFTONVILLE
MARGATE
KENT
CT9 2HN

Price: £90,000

1 Bedroom

1 Reception

1 Bathroom

EPC B

Tenure LEASEHOLD
Council Tax B



margate@oakwoodhomes.biz



01843 221133



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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



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The Property

A well presented good sized 1 bedroom retirement apartment with a balcony and sea views! Early viewing is a must of this 2nd floor apartment located in an established and popular retirement complex with a resident's lounge, laundry room along with an on site manager with 24 hr call emergency service. The moment you walk in you will be impressed by the size with a hallway with walk-in storage cupboard, large living room with a small balcony with sea views. A fitted kitchen with integrated appliances also with sea views and a double bedroom and a shower room. The property has been recently decorated with a new water boiler having been fitted in February 2023. No chain.

Location

Located on the sea front overlooking the bandstand in popular Cliftonville with the shops in Northdown Road close by. The Old Town is just over a mile away and has a good selection of bars and restaurants and across the main sands in the railway station providing good rail links to London and beyond.



Accommodation

Entrance door

Hall with storage cupboard

Lounge 19'1" (5.82m) x 10'8" (3.25m) with balcony and sea views

Kitchen 7'6" (2.29m) x 7'4" (2.24m) with sea view

Bedroom 13'8" (4.17m) x 9'5" (2.87m) with sea views

Shower Room 7'0" (2.13m) x 5'10" (1.78m)

Lease remain - 125 years from 1/5/2006

Ground Rent - £395 per annum

Service Charge - £2435 per annum includes water rates.



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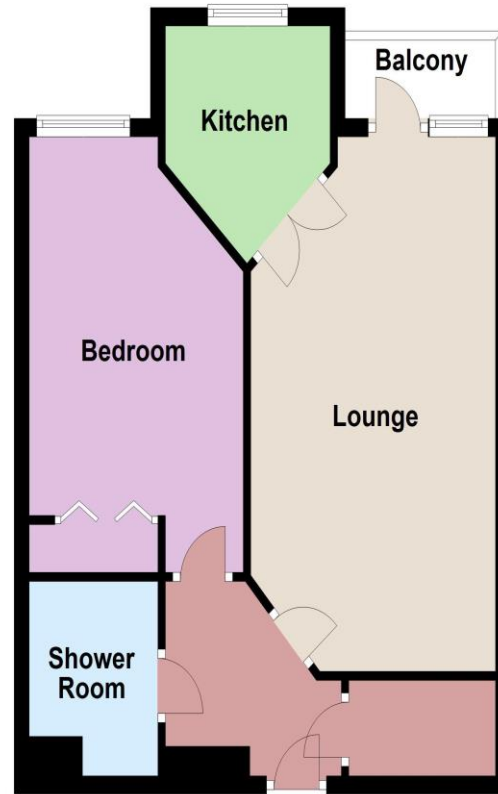
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Second Floor



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Key Features

- Retirement Apartment
- Sea views
- Balcony
- Established development
- Lounge
- Fitted kitchen
- Shower room
- Double bedroom
- Residents lounge & laundry
- Well presented
- New water boiler
- No chain

Need a mortgage..?

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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. MAR0021811/20230502/DGDP



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