

Property brochure



HIGH STREET
MARGATE
KENT
CT9 1DL


Price: Guide Price £200,000


.....
Great investment opportunity
.....

.....
Development for 2 flats
.....

.....
Margate Old Town
.....

.....
Tenure LEASEHOLD – New leases will be
issued on completion

 margate@oakwoodhomes.biz

 01843 221133

 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

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The Property

FOR SALE VIA MODERN METHOD OF AUCTION - A ONE OFF INVESTMENT & DEVELOPMENT OPPORTUNITY TO CREATE 2 STUNNING APARTMENTS IN A RESTORED LISTED BUILDING IN THE HEART OF THE OLD TOWN AND CLOSE TO THE SEA FRONT, WITH PLANNING IN PLACE! Located at the bottom of the High Street, Oakwood homes are pleased to bring to market this opportunity which will consist of a 1 bedroom lower ground floor apartment and a 1st & 2nd floor 3/4 bedroom apartment with sea views and permission to put back a balcony which will provide sea views and views towards the harbour arm. The main building itself has been completely over hauled with new roof, re pointed, all sash windows have been refurbished and timber treatment carried out leaving a blank canvass internally for someone to create 2 amazing properties. Both properties will be sold with brand new leases. We are advised all brickwork structural sound and walls pinned and secured. Woodworm protection has been applied to all Victorian wood flooring. All Sash windows are refurbished throughout and in full working order.

Location

Located at the bottom of Margate High Street in the heart of the Old Town and literally a stone's throw from the Margate steps and harbour arm. The Old town has a good selection of shops, bars and restaurants whilst across the main sands is the railway station which provides good transport links to London and beyond.

Accommodation

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 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.

Proposed Layouts

Lower Ground floor Apartment

Will consist of

Entrance

Living Room

Kitchen

Bedroom

Under road shower room

Top Apartment

Entrance

Cloakroom

Kitchen/Diner

Living Room (already have planning permission to re-instate a pre-existing balcony for sitting outside with beach/sea views.)

Landing

Double bedroom

Either large bathroom or bedroom with en-suite

Landing

2 x double bedrooms conservation approved roof lights for extra light.

Family Bathroom

EXTENSIVELY REFURBISHED TO ALL STRUCTURAL ELEMENTS

- New pointing to all brickwork - lime mortar

- new roof throughout

- totally refurbished original sash windows throughout

- New guttering and pipe works

Note - Needs a total re-wire electrical and gas brought upstairs through the apartment. A new **gas meter supply for this is already in-situ** at ground level.

Needs all internal works completed, re-plastering, wiring & gas pipes for radiators

For all additional Planning information please contact Oakwood homes

www.planning.thanet.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=001G1CQELI000

www.planning.thanet.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZMRQEBJ137



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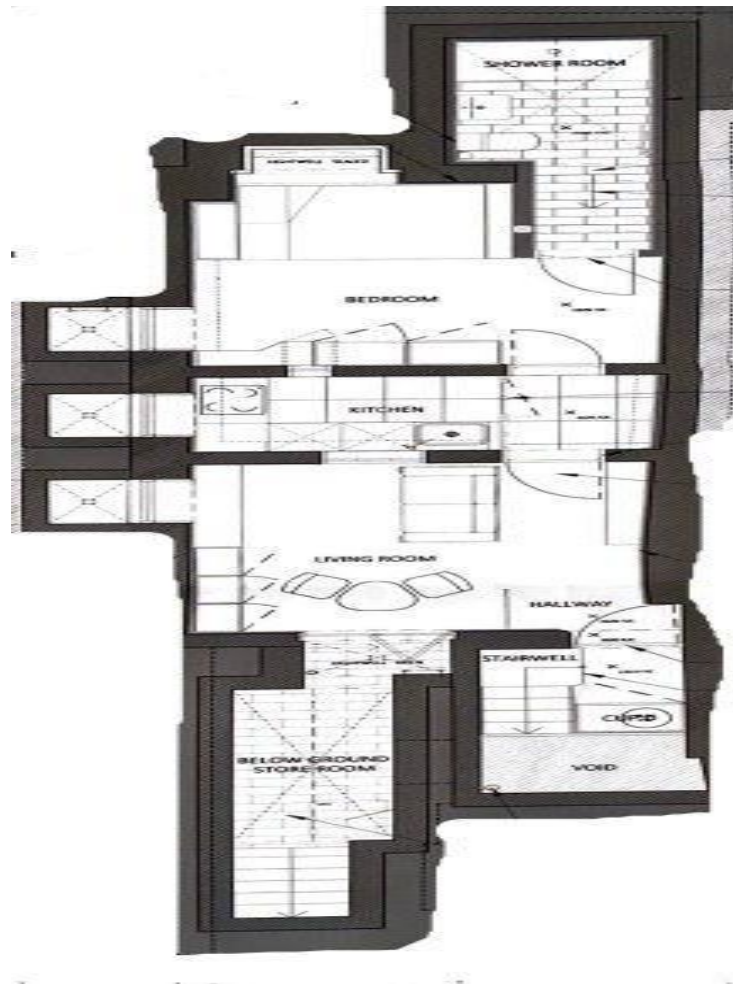
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Oakwood homes[®]
putting people first



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Key Features

- Development & Investment opportunity
- 2 apartments
- 1 bedroom lower ground floor
- 3/4 bedroom upper floors
- Brand new leases
- Building already updated
- Internal fitting out only
- Permissions in place
- PP for reinstatement of balcony which will have direct sea views
- Must be seen
- Unique opportunity
- Amazing location

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022436/20230822/DGDP



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