



Oakwood homes[®]
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Property brochure



WALTHAM CLOSE
PALM BAY
MARGATE
KENT
CT9 3YF

Price: £225,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure LEASEHOLD
Council Tax A



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The Property

A GOOD SIZED AND REALLY WELL PRESENTED 2 BEDROOM FIRST FLOOR FLAT LOCATED IN THE VERY POPULAR PALM BAY DEVELOPMENT. Early viewing is a must as this home has just be redecorated and new flooring throughout so ready to move into immediately with no chain. The flat is close to local shops as well as a park and the sea front and also comes with a garage in bloc. The generous light and bright accommodation consists of 2 good sized bedrooms, a nice sized double aspect living room and a fitted kitchen/diner along with a well appointed bathroom. There is double glazing, electric heating as well as a entry phone system and we are advised there is a new extended lease recently added.

Location

Located in Waltham Close in the popular Palm Bay development which is close to the sea front, Northdown Park as well as local shops. Margate Old Town is approx 2½ miles away which has a great selection of bars and restaurants whilst across the main sands is the railway station which provides good transport links to London and beyond.

Accommodation

Communal entrance door

Door to:

Hallway

Living Room

17'7" (5.36m) x 12'5" (3.78m)

Kitchen/Diner

12'8" (3.86m) x 9'10" (3.00m)

Bedroom 1

12'1" (3.68m) x 8'10" (2.69m) not into built in wardrobes

Bedroom 2

9'10" (3.00m) x 7'10" (2.39m)

Bathroom

7'6" (2.29m) x 6'2" (1.88m)

OUTSIDE

Garage in bloc

Lease details

Lease remaining - 124 years

Ground rent - £150 per year, no planned increase

Maintenance Charge - £600 per year



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Key Features

- First floor flat
- Well presented
- 2 bedrooms
- Living room
- Fitted kitchen
- Double glazing
- Entry system
- Garage in bloc
- New flooring & decoration
- 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. MAR0022878/20231218/DGDP



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