



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

## Property brochure



BARBER COURT  
14-16 HAROLD ROAD  
MARGATE  
KENT  
CT9 2HT

Price: £165,000

2 Bedrooms

1 Reception

2 Bathrooms

EPC TBA

Tenure LEASEHOLD  
Council Tax A



[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



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### The Property

INVESTMENT PROPERTY CURRENTLY PRODUCING A YIELD OF JUST OVER 5.0% - AN UPPER GROUND FLOOR 2 BEDROOM APARTMENT LOCATED IN A POPULAR AREA. With no chain this good sized apartment will appeal to many, with 2 double bedrooms - one with an en suite, the other with a balcony and an open plan living room/kitchen. There is also a family bathroom and walk-in utility cupboard and security entry system for complete peace of mind. The apartment is double glazed and has central heating and is approx 200m from the sea front. Book your viewing today.

### Location

Located in up and coming Cliftonville, being close to the sea front and with local shops at the other end of the road. Margate Old Town is approximately 1½ miles away with a good selection of shops, bars and restaurants and hosts a number of well attending events throughout the year. The main line station is across the main sands which provides good rail links to London and beyond.

### Accommodation

Entrance door to:

Entrance Hall With radiator, entry phone, walk-in utility cupboard with space for washing machine

Lounge/ Kitchen

Lounge Area 12'6" (3.81m) x 10'0" (3.05m) not into bay window to front

Kitchen Area 9'5" (2.87m) x 5'10" (1.78m)

Bedroom 1 14'2" (4.32m) x 8'10" (2.69m) with Juliet balcony to rear

En-Suite shower room

Bedroom 2 14'2" (4.32m) x 7'8" (2.34m) doors to balcony to rear

Bathroom

No parking

Lease: 125yrs from January 2017

Maintenance Charge: £1289 p.a.

Ground Rent: £250pa

Ground Rent Increase: £250 every 25yrs

Next Schedule Ground Rent Increase: 2041

AGENTS NOTE - Photos shown are from before the current tenancy. We understand there is a current section 20 on the building equating to costs per apartment of £8,479.75, however we have been advised by the current owner they are expecting to meet these costs, subject to a satisfactory offer on the property.



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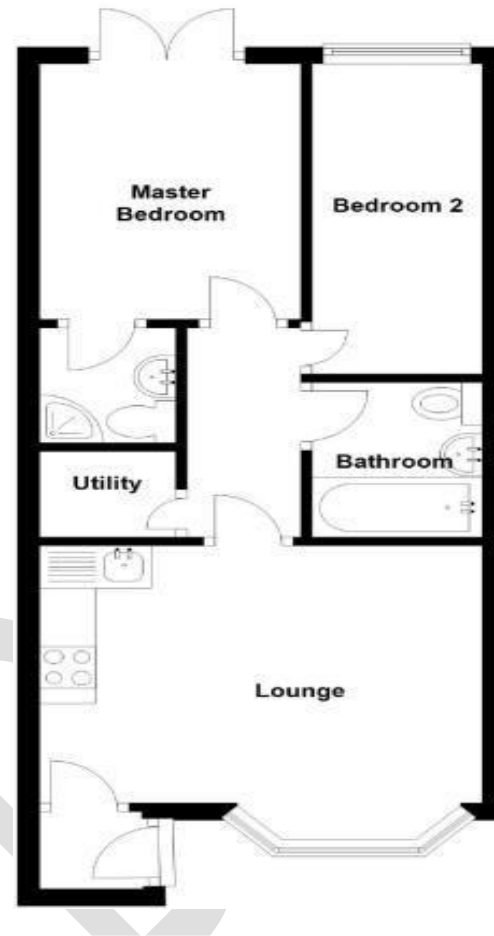


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### Basement



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### Key Features

- Investment property
- Producing a yield of 5.3%
- 2 bedroom apartment
- Close to sea front
- Open plan living
- En-suite to master bedroom
- Central heating
- Double glazing

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. MAR0022875/20232012/CDDP



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