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Property brochure



THE CENTRE
HERBERT PLACE
MARGATE
KENT
CT9 1JG

Price: Offers Over: £90,000

1 Bedroom


1 Reception

1 Bathroom

EPC G

Tenure LEASEHOLD
Council Tax A



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The Property

CASH BUYERS ONLY - NO CHAIN WITH THIS GOOD SIZED 1 BEDROOM FLAT LOCATED IN THE CENTRE IN MARGATE WITH ALL THE SHOPS, BARS AND RESTAURANTS ON THE DOOR STEP. The large flat is split over two floors being connected by a spiral staircase with a bedroom and shower room on the top floor and an open plan large living room/kitchen below. The property is entered via a security gate and would make a good holiday rental.

Location

Located in The Centre which is just off the High Street in Margate with shops adjacent and the Old Town 150m away, as well as being close to the sea front. In the Old Town you will find a good selection of bars and restaurants whilst across the mains sands is the railway station which provides good rail links to London and beyond.

Accommodation

Entrance Door	
Kitchen/Living Room	22'9" (6.93m) x 12'10" (3.91m)
Bedroom	22'9" (6.93m) x 12'10" (3.91m)
Shower Room	

Lease Details

Lease length - we are advised there will be a new 125 year lease
Ground rent - Peppercorn
Maintenance - £1026 per annum (1.4% of costs)

Agents Note - the following work will be carried out

- Deep clean throughout
- Replace fire detectors
- New EICR certificate
- Repair Skylight

No immediate parking available however there is parking available within walking distance subject to restrictions and charges.

Note: This property can not be let out with its current EPC rating of G and works would be required to bring it up to an E or above.



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Key Features

- Large maisonette
- Bedroom
- Living Room/Kitchen
- Shower room
- Central Location
- No Chain

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022785/20230629/DGDP



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