

Property brochure



JANICE COURT
DANE ROAD
MARGATE
KENT
CT9 2AT

Price: £200,000

2 Bedrooms

1 Reception

1 Bathroom

Resident's car park

EPC E

Tenure LEASEHOLD
Council Tax A

 margate@oakwoodhomes.biz

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The Property

A GOOD SIZED 2 BEDROOM FLAT CLOSE TO DANE PARK WITH OFF ROAD PARKING. An ideal buy to let or first home in a great location, with balcony overlooking the park as well as a large communal garden to rear. The flat is on the ground floor of the building which is raised up from the parking area, with an entry phone system for peace of mind. The accommodation itself consists of 2 bedrooms, living room with balcony off it, a fitted kitchen and bathroom. There is a large communal garden to the rear as well as a resident's car park. No Chain.

Location

Located in Dane Road across from Dane Park and within walking distance to Cliftonville, the sea front and Old Town. In the Old Town you will find a good selection of shops, bars and restaurants whilst across the main sands is the railway station providing good transport links to London and beyond.

Accommodation

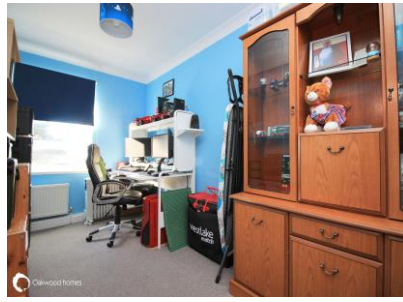
Hall	Very large storage cupboard/area
Lounge	14'4" (4.37m) x 10'8" (3.25m) dor to balcony
Kitchen	10'8" (3.25m) x 8'6" (2.59m)
Bedroom 1	14'0" (4.27m) x 9'0" (2.74m)
Bedroom 2	13'0" (3.96m) x 7'0" (2.13m)
Bathroom	6'9" (2.06m) x 6'0" (1.83m)

OUTSIDE

Large communal rear garden laid lawn
Resident's car park

Lease information

Lease remaining - 107 years
Ground rent fixed - £50 per year
Maintenance charge - £1000 per year



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Ground Floor



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Key Features

- Overlooking Dane Park
- Close to Old Town
- 2 bedrooms
- Living room with balcony
- Entry System
- Large communal garden
- Resident's car park
- 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. MAR0019508/20240116/DGDP



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