



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

## Property brochure



HOLLYWOOD COURT  
10-11 ROYAL CRESCENT  
MARGATE  
KENT  
CT9 5AJ

Price: Offers Over: £150,000

1 Bedroom

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD  
Council Tax A



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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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



### The Property

A NICE SIZED ONE BEDROOM LOWER GROUND FLOOR FLAT LOCATED IN HOLLYWOOD COURT, A PERIOD BUILDING WITH A LIFT ON THE SEA FRONT IN MARGATE. In need of updating, this property gives you free reign to reconfigure and create the exact space that works for the buyer giving a unique opportunity. Currently the flat is arranged with a double bedroom, lounge, separate kitchen and a bathroom with access to the large communal garden which leads down directly onto the sea front. No Chain

### Location

Located in the Royal Crescent on the sea front in Westbrook with local shops as well as being close to the railway station which provides good transport links to London and beyond. Across the main sands is the Old Town which has a great selection of bars and restaurants.



### Accommodation

Entrance door to:-

Hall

Lounge 13'2" (4.01m) x 10'4" (3.15m)

Kitchen 10'1" (3.07m) x 7'4" (2.24m)

Bedroom 10'1" (3.07m) x 9'0" (2.74m)

Bathroom 8'5" (2.57m) x 7'7" (2.31m)

### Outside

Large communal garden with direct access onto the sea front

On Street parking available

### Lease Details

The lease is currently 72 years but in the process of being extended to 999 years as advised by seller

Ground rent - Peppercorn

Maintenance Charge - £1592 includes cleaning communal areas, buildings insurance and a gardener for communal gardens.

The lease restricts Air B&B but does allow long term rental.



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### Key Features

- Lower ground floor flat
- In need of refurbishment
- One bedroom
- Living room
- Separate kitchen
- Bathroom
- In period building
- Located on sea front
- Communal gardens
- No Chain

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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. MAR0022191/20231213/DGDP



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