



Oakwood homes[®]
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Property brochure



HAROLD AVENUE
WESTGATE
KENT
CT8 8QU

Price: £155,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD
Council Tax A



birchington@oakwoodhomes.biz



01843 842233



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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



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The Property

Close to the train station and the town, this ground floor flat with private rear garden is the ideal investment property for cash buyers. Accommodation comprises a lounge to the front, kitchen, two double bedrooms, and bathroom. Outside is a large rear courtyard garden with two sheds, plus secure side pedestrian access to the front. There is off street parking available on a first come first serve basis. Westgate is a beautiful town full of character, lovely shops, restaurants, cafes, and a historic cinema. The sandy beaches remain popular with locals and holiday makers alike. The location is the ideal spot for a quiet life, while offering easy access to the bustling, busier town of Margate. Call Oakwood homes to book your viewing!

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront.

Accommodation

Entrance	
Lounge	12' (3.66m) x 13'10" (4.22m)
Kitchen	11'3" (3.43m) x 9'6" (2.90m)
Bedroom 1	12'2" (3.71m) x 11'8" (3.56m)
Bedroom 2	12'8" (3.86m) x 8'3" (2.51m)
Bathroom	7'3" (2.21m) x 4'8" (1.42m)

Small hallway with cupboards for storage leads to back door to garden.

OUTSIDE

Rear large courtyard garden, with two sheds and side pedestrian access to the front. No parking

Material Information

Ground Rent £10 per annum - N.B we have been unable to ascertain whether there are any increases expected on this.

Maintenance - we have been advised by the freeholder that the lease requires the occupier to pay 50% of all insurance and maintenance costs. We do not have the figures for this as the freeholder has not provided this information.

Lease length 38 years



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Key Features

- 2 bedroom flat
- Close to the train station and town
- Rear large courtyard garden

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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. BIR0021554/20231219/AWDP



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