



Oakwood homes[®]
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Property brochure



DICKENS WALK
BROADSTAIRS
KENT
CT10 1TX

Price: o.i.e.o. £260,000

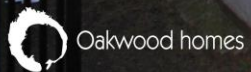
2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD
Council Tax A



Broadstairs@oakwoodhomes.biz



01843 809000



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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

Currently operating as an Air BnB and personal holiday home this wonderful two bedroom self contained apartment is situated in the very heart of the harbour area of Broadstairs. The property has an unrivalled position on a quiet walk way not 50 metres from both Viking Bay and the restaurants and shops in Albion Street. Sure to generate much interest we recommend making an early appointment to view!

Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

Accommodation

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Lounge:	12'08" (3.86m) x 12'04" (3.76m)
Kitchen area:	7'07" (2.31m) x 6'07" (2.01m)
Bedroom:	9'00" (2.74m) x 9'00" (2.74m)
Bedroom:	12'00" (3.66m) x 6'00" (1.83m)
Bathroom:	8'08" (2.64m) x 4'02" (1.27m)

Leasehold info

We understand from the vendor that there was a new 125 year lease issued on the 14th Mar 2007. Maintenance is paid half yearly and each instalment is currently £400. Ground rent is currently £100 and we are informed there are no scheduled increases.

Council Tax Banding: The property is currently in receipt of Holiday home council tax relief however we understand that it was previously rated Band A.



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Ground Floor



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Key Features

- 2 Bedrooms
- Ground floor apartment
- 30 seconds walk from the beach
- Heart of Viking Bay location
- No onward chain
- Holiday lets allowed

Need a mortgage..?

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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. BRO0022215/20230808/SEDP



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