



Oakwood homes[®]
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Property brochure



DEVONIA HALL
BERESFORD GARDENS
MARGATE
KENT
CT9 3AJ

Price: £270,000

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD
Council Tax A



margate@oakwoodhomes.biz



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The Property

A BEAUTIFULLY APPOINTED 3 BEDROOM GROUND FLOOR APARTMENT IN AN ATTRACTIVE PERIOD BUILDING, CLOSE TO THE SEA FRONT IN POPULAR CLIFTONVILLE. This property is a credit to the current owners and ready for any buyer to just move in and enjoy the space, the great location and the amenities close by. The property has amazing high ceilings as well as other period features and communal gardens. The accommodation consists of a large living room, kitchen, 2 double bedrooms and a small single bedroom/office along with a family bathroom. There is double glazing and central heating and this home must be seen to be appreciated.

Location

Located in Beresford Gardens which is close to the sea front as well as the popular tidal pool in Walpole Bay, with the shops and facilities of Northdown Road and Cliftonville close by. Margate Old Town is approximately 1 mile away with its good selection of bars and restaurants whilst you will find across the main sands the railway station providing transport links to London and beyond.



Accommodation

Communal Entrance Hall

Hallway

Living Room 18'6" (5.64m) x 13'10" (4.22m)

Kitchen 13'3" (4.04m) x 9'4" (2.84m)

Bedroom 1 16'4" (4.98m) x 14'7" (4.45m)

Bedroom 2 13'4" (4.06m) x 7'10" (2.39m)

Bedroom 3/Office 9'7" (2.92m) x 4'10" (1.47m)

Bathroom 9'3" (2.82m) x 7'5" (2.26m)

On street parking

Lease details

Share of freehold - 12.9%

Lease remaining: 947

Ground Rent - Peppercorn

Maintenance Charges - £2940

No Holiday lets allowed



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Key Features

- Ground floor apartment
- Beautifully presented
- 3 bedrooms
- Large living
- High ceilings
- Kitchen
- Bathroom
- Communal gardens
- Central heating
- Greta location

Need a mortgage..?

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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. MAR0022756/20240208/DGDP



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