



Oakwood homes[®]
putting people first

Property brochure



CLARENDON ROAD
CLIFTONVILLE
MARGATE
KENT
CT9 2QL

Price: £275,000

1 Bedroom

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD
Council Tax A



margate@oakwoodhomes.biz



01843 221133



www.oakwoodhomes.biz

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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

Property brochure

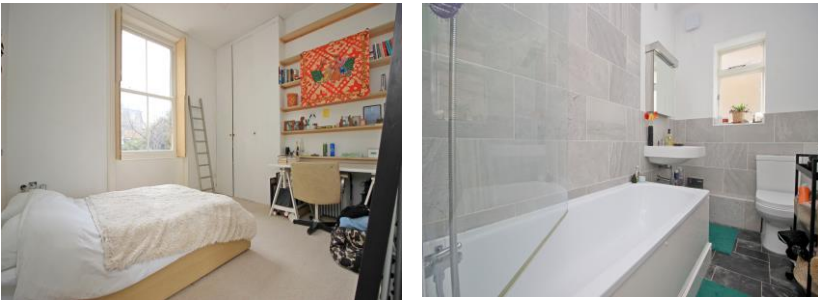


The Property

A BEAUTIFUL FLAT SITUATED IN A STUNNING LOOKING BUILDING IN CLAREDON ROAD, WHICH IS CLOSE TO THE BUSTLING NORTHDOWN ROAD AS WELL AS DANE PARK AND THE SEA FRONT. Viewing is a must to appreciate the size, character and condition of the large ground floor, one bedroom flat that also benefits from large communal gardens. The accommodation consists of a large living room with high ceiling and full height bay window, a good sized kitchen with a nice sized double bedroom and well appointed bathroom. There is central heating and the property is a credit to the current owners who have advised us that they will increase the lease to a new 125 year lease as part of the sale.

Location

Located in Clarendon Road adjacent to Northdown Road and its shops and cafes, as well as being close to Dane Park, The Old Town and the sea front. Across the main sands from The Old Town is the railway station providing good links to London and beyond.



Accommodation

Entrance door to:-

Lounge	19'5" (5.92m) x 15'7" (4.75m)
Kitchen	15'0" (4.57m) x 7'3" (2.21m)
Bedroom	14'0" (4.27m) x 10'7" (3.23m)
Bathroom	

Outside

Large communal gardens for all the residents

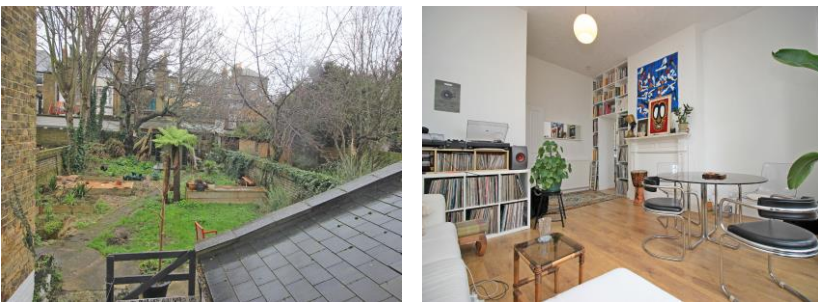
Lease details

Lease remaining - 54 years (To be extended to 125 years as part of the sale)

Maintenance charges - £830 per year

Ground rent - £30 per year

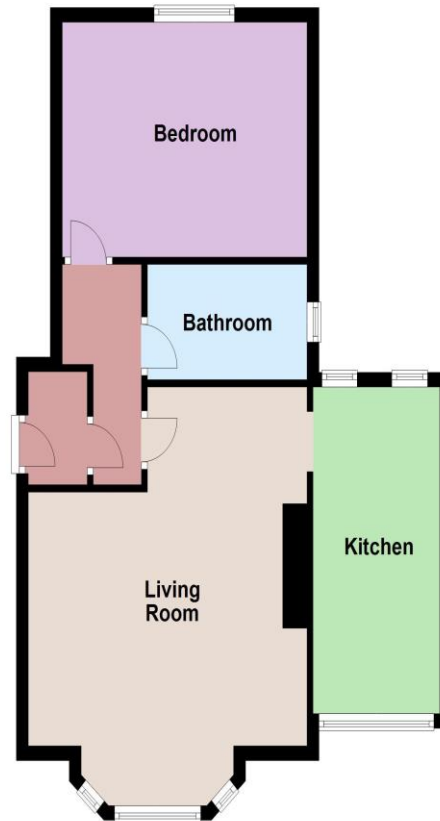
Agents note - We are advised by the seller that part of the sale price a new 125 Year lease will be given.





Oakwood homes[®]
putting people first

Ground Floor



© Copyright Oakwood homes - Not to be reproduced or copied without permission. All rights reserved.
Plan produced using PlanUp.

Property brochure

Key Features

- Stunning building
- Popular location
- Large bedroom
- Living room
- Fitted kitchen
- Bathroom
- Communal gardens
- Must be seen
- No chain

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. MAR0019375/20240226/DGDP



margate@oakwoodhomes.biz



01843 221133



www.oakwoodhomes.biz



Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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