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## Property brochure



GORDON ROAD  
CLIFTONVILLE  
MARGATE  
KENT  
CT9 2DN

Price: £170,000

1 Bedroom


1 Reception


1 Bathroom


EPC C

Tenure LEASEHOLD  
Council Tax A

 Oakwood homes

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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

A BEAUTIFULLY PRESENTED AND GOOD SIZED 1 BEDROOM SECOND FLOOR FLAT IN A CONSERVATION AREA OF POPULAR AND VIBRANT CLIFTONVILLE, CLOSE TO BOTH THE SHOPS AND SEA FRONT. This flat is situated in a well presented and managed block in an attractive period building for which you will also have a share of freehold. The flat offers generous accommodation including a large lounge with arch to the fitted kitchen as well as a double bedroom, bathroom and separate W.C. There is double glazing as well as electric heating, and also benefits from no chain.

### Location

Located in Gordon Road which is close by to both the sea front and the local shops in Northdown Road, in the vibrant Cliftonville area of Margate. The Old Town is ½ a mile away with a selection of bars and restaurants with across the main sands is the railway station providing good transport links to London and beyond.

### Accommodation

Entrance door to:

Hall

Lounge 16'5" (5.00m) x 10'10" (3.30m)

Kitchen 10'7" (3.23m) x 6'8" (2.03m)

Bedroom 12'4" (3.76m) x 11'0" (3.35m)

Bathroom 6'8" (2.03m) x 6'7" (2.01m) max

Separate W.C

Lease details

999 years from 24-06-1989 - 964 remaining

1/9th Share of freehold

£660 per annum maintenance charge

Peppercorn Ground Rent

The owner has been unable to confirm whether telephone or broadband is available at the property

On street parking is available in the road



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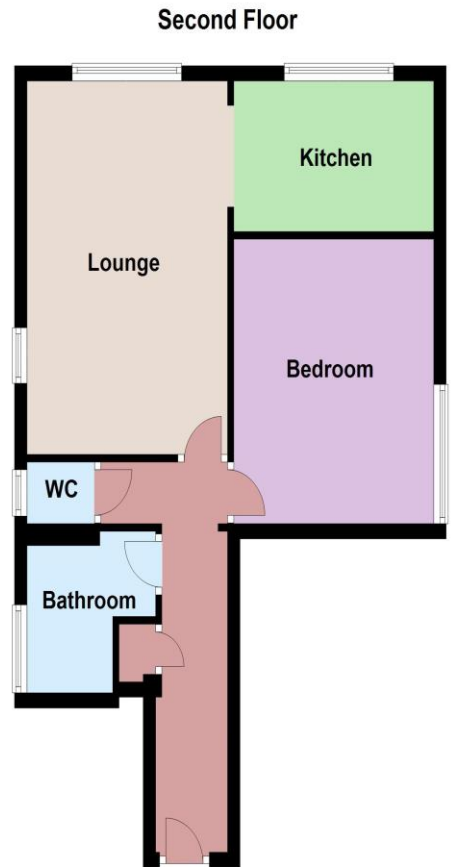
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### Key Features

- Well presented flat
- Attractive period building
- 2nd floor
- Double bedroom
- Large lounge
- Kitchen
- Bathroom
- Separate W.C
- Share of freehold
- 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. MAR0023176/20240325/DGDP



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