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putting people first

## Property brochure



ATHENA COURT  
GODWIN ROAD  
CLIFTONVILLE  
KENT  
CT9 2HG

Price: £154,995

2 Bedrooms


1 Reception


1 Bathroom


EPC C

Tenure LEASEHOLD  
Council Tax A



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### The Property

A GOOD SIZED LOWER GROUND FLOOR 2 BEDROOM FLAT IN AN ESTABLISHED BUILDING LOCATED IN POPULAR AND UP AND COMING CLIFTONVILLE, CLOSE TO THE SEA FRONT WITH THE VIBRANT NORTHDOWN ROAD AT THE OTHER END OF THE STREET. Being an ideal first home, buy to let or holiday home due to its location and proximity to the Old Town and the mainline station. The accommodation consists of a good sized lounge, kitchen, 2 bedrooms and a bathroom. The property also has central heating and double glazing and comes with no onward chain.

### Location

Located in Godwin Road close to the sea front, with the shops of Northdown Road also close by. The Old Town is nearby with a good selection bars and restaurants and across the main sands is the railway station proving good transport links to London and beyond.

### Accommodation

#### Hall

#### Lounge

17'0" (5.18m) x 10'6" (3.20m) not into bay to front

#### Kitchen

12'10" (3.91m) x 8'6" (2.59m)

#### Bathroom

9'6" (2.90m) x 7'2" (2.18m)

#### Bedroom 1

13'3" (4.04m) x 9'5" (2.87m) max

#### Bedroom 2

8'6" (2.59m) x 6'3" (1.91m)

#### Lease Details

Lease Remaining - 103 years

Ground Rent - Nil

Service Charge - £1560 per annum

On street parking available



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Lower Ground Floor



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### Key Features

- Lower ground floor flat
- 2 bedrooms
- Kitchen
- Large lounge
- Bathroom
- Central heating
- Double glazing
- Good buy to let
- No Chain

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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. MAR0023276/20240410/CDDP



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