



Oakwood homes[®]
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Property brochure



THE OLD POST OFFICE
2 UNION CRESCENT
MARGATE
KENT
CT9 1NR

Price: £175,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD
Council Tax A



margate@oakwoodhomes.biz



01843 221133



www.oakwoodhomes.biz

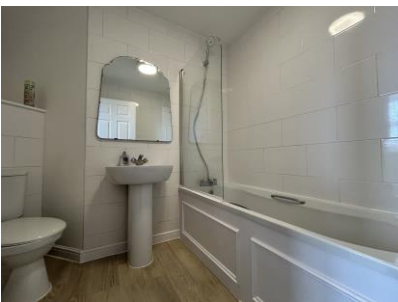
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

A BEAUTIFUL AND WELL PRESENTED 2 BEDROOM TOP FLOOR APARTMENT SITUATED IN A STUNNING GRADE II LISTED BUILDING OF THE FORMER POST OFFICE ON THE EDGE OF MARGATE OLD TOWN. With no chain this would make an ideal first home, buy to let or lock up and leave holiday home due to its amazing location close to everything Margate has to offer. You enter via a security entry system for peace of mind and the property has double glazing and central heating. The apartment itself consists of 2 double bedrooms, a living room, kitchen and bathroom and is ready for any buyer to just move into. No Chain!

Location

Located on Cecil Square on the very edge of Margate's Old Town which offers a good selection of shops, bars and restaurants. Across the sea front and main sands is the railway station providing good transport links to London and beyond.

Accommodation

Hallway	
Living Room	15'1" (4.60m) x 11'10" (3.61m)
Kitchen	9'6" (2.90m) x 9'0" (2.74m)
Bedroom 1	17'2" (5.23m) x 9'10" (3.00m)
Split in two parts dressing area, bedroom area	
Bedroom 2	11'0" (3.35m) x 9'10" (3.00m)
Bathroom	6'4" (1.93m) x 5'7" (1.70m)

Lease Details

Lease remaining - 117 years

Ground rent - £150 per annum

Maintenance charge - £1500 per annum

No pets without prior permission from freeholder - which can be withdrawn at any time

N.B Although the lease does not currently allow for short term lets, the owner has checked with the freeholder, as there are others rented out in the block, and they have said they have no objections to this.

Prospective purchasers are advised to make their own enquiries of the freeholder on a case by case basis.

No parking



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Key Features

- Must be seen
- Top floor apartment
- Beautifully presented
- 2 double bedrooms
- Central heating
- Grade II listed building
- On edge of Old Town
- Security entry system
- 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. MAR0023416/20240507/DGDP



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