



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



FORT PARAGON  
MARGATE  
KENT  
CT9 1JA

Price: £220,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD  
Council Tax A



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://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

BRAND NEW REFURBISHMENT.....Sited on the 2nd floor of a beautifully maintained Grade II listed end of terrace property located on Fort Paragon, Margate and offering stunning sea views over the top of the Winter Gardens Theatre. The accommodation comprises an open plan living room/kitchen with integrated appliances, 2 bedrooms and a bathroom. The property has been renovated to a high standard and we are advised that a brand new lease will be issued on completion. Call Oakwood homes to view.

### Location

Located on Fort Paragon in Margate overlooking the Winter Gardens Theatre. The Old Town is less than a mile away and offers a good selection of shops, bars and restaurants. Across the main sands is the mainline railway station providing good rail links to London and beyond.

### Accommodation

Communal Entrance Hall, stairs to the 2nd floor

Entrance Hall

Lounge/Kitchen 13'8" (4.17m) x 12'4" (3.76m) Fitted kitchen with integrated oven, hob, washing machine and fridge/freezer. 2 x large west facing sash windows with direct sea views. Feature fireplace.

Bedroom 1 11'5" (3.48m) x 8'9" (2.67m) Large east facing sash window with direct sea views.

Bedroom 2 9'1" (2.77m) x 6' (1.83m) Large west facing sash window with direct sea view.

Bathroom 8'2" (2.49m) x 4'4" (1.32m) White suite comprising W.C, pedestal wash hand basin and bath with shower over.

Lease Information:

Lease length: 80yrs remaining however we understand from the vendor that a brand new 125yr lease will be issued on completion.

Annual Maintenance Charge: £1100

Annual Ground Rent: £0

Whilst there is a phone line to the property there is currently no broadband set up to the address. Parking is available on street.



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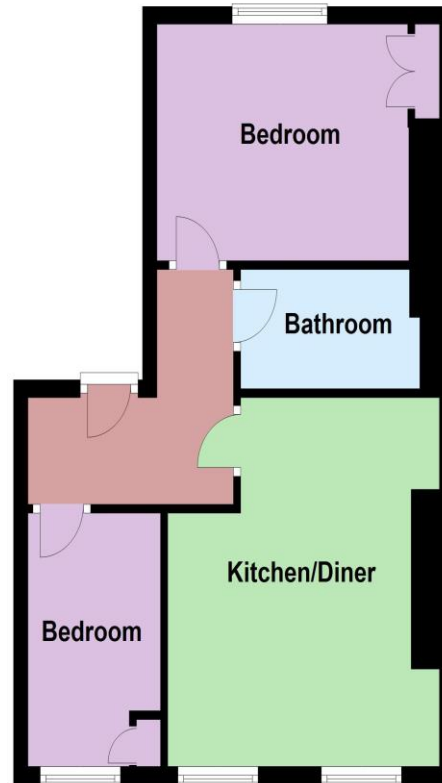
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### Floor Plan



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Plan produced using PlanUp.

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### Key Features

- New Refurbishment
- 2 bedrooms
- Direct sea views
- Chain free
- Vacant possession

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. MAR0021617/20240607/ASDP



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