



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

## Property brochure



ETHELBERT ROAD  
CLIFTONVILLE  
KENT  
CT9 1SD

Price: £199,995

1 Bedroom

1 Reception

1 Bathroom

EPC C

Tenure FREEHOLD  
Council Tax A



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



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[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

VERY WELL PRESENTED AND SPACIOUS LOWER GROUND FLOOR APARTMENT.....Located on Ethelbert Road, accessed via its own private front door is this large 1 bedroom lower ground floor garden flat. Currently let for £725pcm but available with vacant possession. This property would make an ideal first home or investment property. Other benefits include double glazing, gas central heating and the freehold for the block! Call Oakwood homes, Margate for more information

### Location

Located in Ethelbert Road with the sea front at one end and the shops of Northdown Road at the other end. The Old Town itself is less than 1/2 a mile away and is an easy 5 minute walk to it's good selection of galleries, shops, bars and restaurants whilst across the main sands is the railway station providing good links to London and beyond.

### Accommodation

Entrance Porch

Entrance Hall

Bedroom 14'1" (4.29m) x 13'3" (4.04m)

Lounge 18'10" (5.74m) max x 13'4" (4.06m)

Kitchen 10'5" (3.18m) x 9'1" (2.77m)

Bathroom 9'11" (3.02m) x 7'9" (2.36m)

WC

Courtyard Garden

### Lease Information:

The property is being sold with the freehold for the building. The current lease is 78yrs with no ground rent or maintenance charge although as the freehold is being transferred with the sale this is extendable at any time.

Parking is available on street

NB - Please be advised that all photos are pre-tenancy photos



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DRAFT

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### Key Features

- Lower Ground Floor
- Private entrance
- Courtyard garden
- 1 bedroom
- Double glazed
- Centrally heated
- Chain free

### 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. MAR0023720/ASSM20240703



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