



Oakwood homes[®]
putting people first

Property brochure



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

Price: £250,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD
Council Tax B



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The Property

A BEAUTIFUL AND WELL PRESENTED LARGE 2 DOUBLE BEDROOM FIRST 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 central heating. The apartment itself consists of 2 double bedrooms, a large light open plan 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

Entrance door to:-

Hallway

Open Plan Living Room/Kitchen 22'0" (6.71m) x 18'0" (5.49m) opening to 21'0"

Bedroom 1 14'2" (4.32m) x 9'10" (3.00m)

Bedroom 2 10'6" (3.20m) x 10'0" (3.05m)

Bathroom

Lease details

Lease remaining - 116 years

Ground rent - £150 per annum

Maintenance Charges - £2000

No pets without prior permission from freeholder - which can be withdrawn at any time

AGENTS NOTE - 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.



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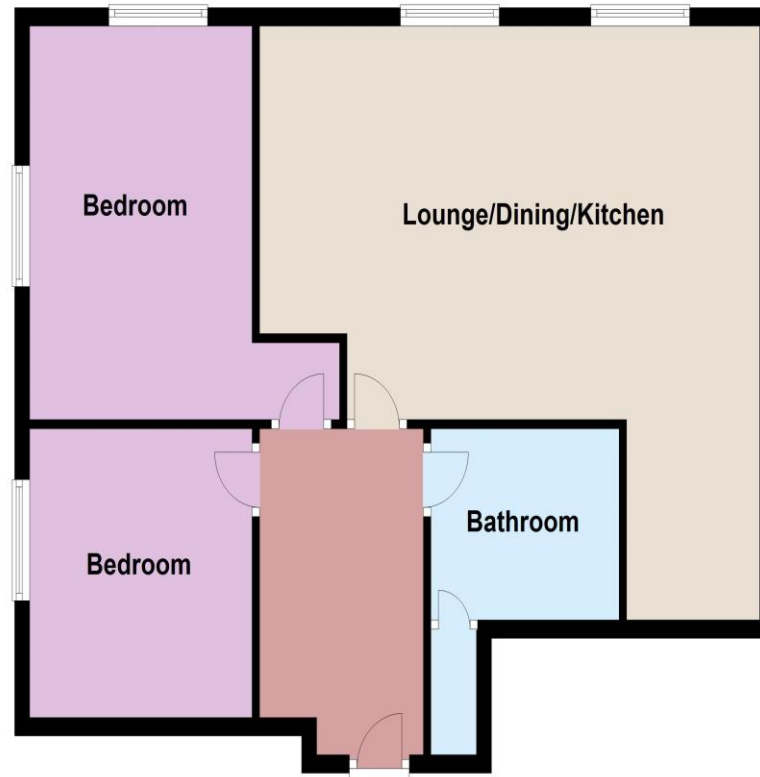
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First Floor



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Key Features

- First floor apartment
- 2 double bedrooms
- Located in iconic building
- Edge of Old Town
- Large open plan living room/kitchen
- Bathroom
- 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. MAR0023700/20240624/DGDP

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