



Oakwood homes[®]
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Property brochure



LYNGATE COURT
PRINCESS MARGARET AVENUE
MARGATE
KENT
CT9 3EH

Price: £210,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure LEASEHOLD
Council Tax B



margate@oakwoodhomes.biz



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The Property

A GOOD SIZED 2 BEDROOM GROUND FLOOR FLAT IN WELL RUN AND POPULAR RESIDENTIAL BLOCK ON THE POPULAR PALM BAY DEVELOPMENT OPPOSITE NORTHDOWN PARK. With no chain as well as a share of the freehold this property is ideal for a downsize, first home or a buy to let and comes with its own garage. The apartment itself is entered via a security entry system for peace of mind and the good sized accommodation consists of 2 bedrooms a large living room , kitchen and a shower room. The property has double glazing and central heating. No Chain

Location

Located in the sought after Lyngate Court on the corner of Princess Margaret Avenue opposite Northdown Park on the popular Palm Bay development. With local shops, school and the sea front close by as well as the Old Town being 2 1/4 miles away with a good selection of bars and restaurants whilst over the far side of the main sands is the railway station providing good rail links to London and beyond.

Accommodation

Communal Entrance Door

Hall

Entrance door

Hallway

Living Room 18'1" (5.51m) x 12'9" (3.89m)

Kitchen 13'6" (4.11m) x 12'3" (3.73m)

Bedroom 1 12'10" (3.91m) x 10'5" (3.18m)

Bedroom 2 10'0" (3.05m) x 7'2" (2.18m)

Shower Room 6'7" (2.01m) x 6'1" (1.85m)

Outside

Communal Gardens

Garage en-bloc

Limited off road residents parking spaces on first come first serve basis plus free on road parking

Lease Details

Share Of Freehold 18th Share

Lease remaining - 953 years

Ground rent - peppercorn

Maintenance charge - £1320 per annum

Broadband is delivered via broadband to the cabinet



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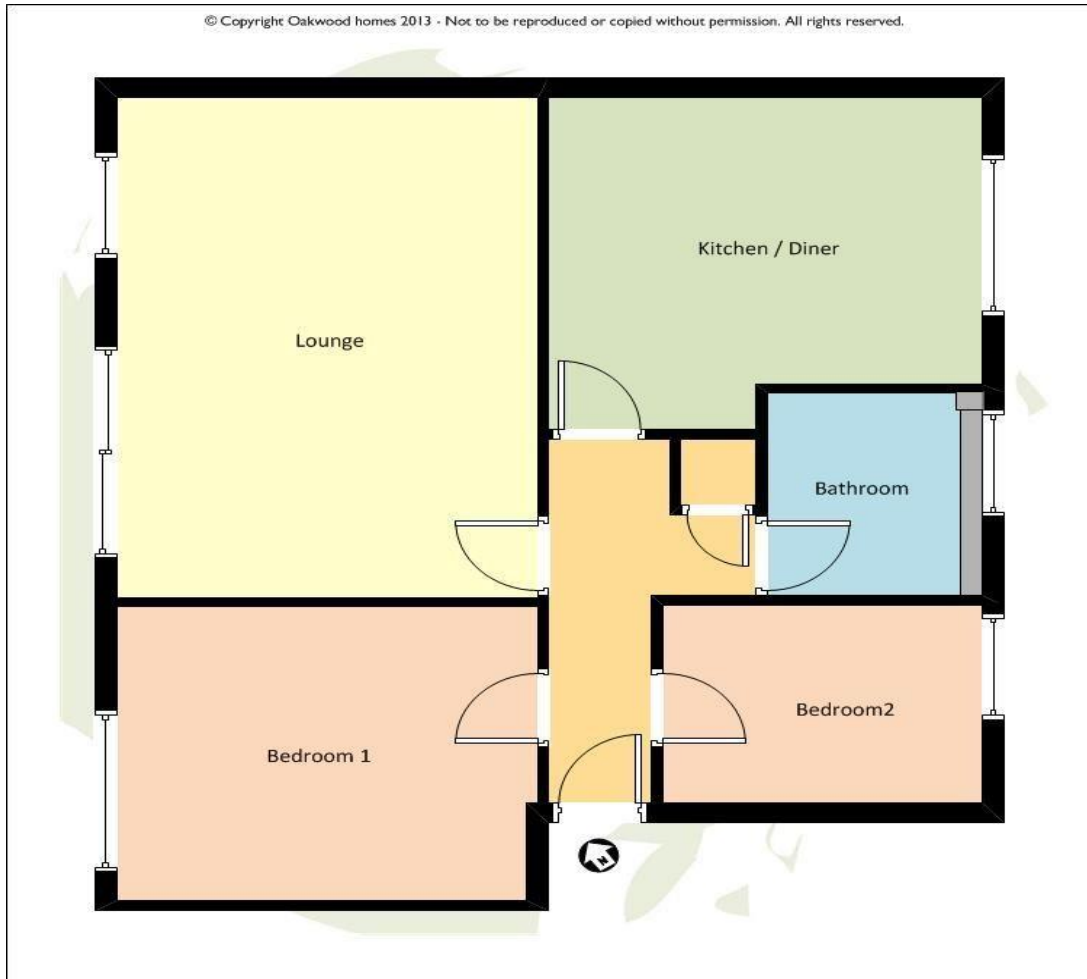
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Key Features

- Ground floor apartment
- 2 bedrooms
- Large living room
- Kitchen
- Shower room
- Garage en bloc
- Entry phone system
- Share of freehold
- No Chain

Need a mortgage..?

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0023742/240110DGCW



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