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Property brochure



HAWLEY SQUARE
MARGATE
KENT
CT9 1NY

Price: Offers Over £475,000

2 Bedrooms

1 Reception

2 Bathrooms


EPC C

Tenure LEASEHOLD
Council Tax B



 margate@oakwoodhomes.biz

 01843 221133

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The Property

A TRULY BEAUTIFULLY PRESENTED DUPLEX APARTMENT OVERLOOKING HAWLEY SQUARE IN A STUNNING RESTORED PERIOD BUILDING WHICH SIMPLY HAS TO BE SEEN TO BE APPRECIATED. The moment you step inside this property you will be impressed by the size and period features this amazing home has to offer. This apartment is beautifully appointed throughout and is a credit to the current owner. The generous accommodation is arranged over 2 floors with half landing, with one of these leading out onto a west facing roof terrace. On the top floor with views across Hawley square is a huge living room leading into a fitted kitchen/diner with a number of integrated appliances. The next floor down has 2 enormous bedrooms with the master bedroom suite having a walk-in wardrobe and a shower room and over looks the Hawley Square. Both bedrooms have feature fireplaces and stripped exposed floorboards. The main bathroom boasts a freestanding bath as well as a walk-in shower. The whole apartment has central heating and there is a security entry system. This home is truly a one off and needs to be seen to be believed.

Location

Located on the popular and well regarded Hawley Square within a 200m (656'2") walk of the Old Town and all its bars, restaurants, galleries and shops. The main sands and other stunning beaches are close by along with the mainline station providing good links to London and beyond.

Accommodation

Communal Hall	
Door with stairs to	
Half Landing	
Bathroom	11'6" (3.51m) x 9'4" (2.84m)
Landing	
Bedroom 2	16'1" (4.90m) x 16'0" (4.88m)
Bedroom 1	21'0" (6.40m) x 15'9" (4.80m) not into door recess
Walk-in Wardrobe	8'10" (2.69m) x 7'2" (2.18m)
En-Suite Shower Room	9'0" (2.74m) x 8'7" (2.62m)
Half Landing	With door to roof terrace
Kitchen/Diner	16'6" (5.03m) x 16'2" (4.93m)
Living Room	21'8" (6.60m) x 20'10" (6.35m) views over Hawley square

OUTSIDE

Small west facing roof terrace

A new 999 year lease will be issued to the buyer with a 50% share of freehold

No ground rent

Maintenance Charges TBC

Pets and Holiday lets allowed

Limited on Street parking available via residents parking permits currently charged at £75.50 annually



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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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Key Features

- Stunning large apartment
- Split level
- Overlooking Hawley Square
- 2 large bedrooms
- Master bedroom suite
- Impressive bathroom
- Roof terrace
- Massive living room
- Good sized kitchen/diner
- Entry system
- No chain

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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. MAR0015815/DGSM240802



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