

Property brochure



GODWIN ROAE CLIFTONVILLE MARGATE KENT CT9 2HG

Price: £150,000

1 Bedroom

1 Reception

1 Bathroom

EPC [

Tenure LEASEHOLD
Council Tax A



















Property brochure

The Property

A FIRST FLOOR ONE BEDROOM FLAT CLOSE TO THE SEA FRONT AS WELL AS ALL THE SHOPS AND CAFES IN CLIFTONVILLE. Located in Godwin Road with the sea front at one end and the thriving Northdown Road at the other, as well as being close to the Old Town. The flat itself is perfect for a first home or buy to let and has generous size rooms which consist of a living room, double bedroom, kitchen and bathroom. There is double glazing and central heating and there is a one third share of freehold. No Chain

Location

Located in Godwin Road with the sea front at one end and the shops and facilities of Northdown Road at the other. The Old Town is less than a mile away with a good selection of bars and restaurants, and across the far side of the main sands is the railway station providing good transport links to London and beyond.

Accommodation

Hall

 Living Room
 15'9" (4.80m) x 10'7" (3.23m)

 Kitchen
 12'0" (3.66m) x 8'7" (2.62m)

 Bedroom
 13'3" (4.04m) x x 11'7" (3.53m)

 Bathroom
 9'3" (2.82m) x 5'10" (1.78m)

Free on road parking

1/3 share of freehold

Lease remaining - currently new 999 being registered with land registry

Ground Rent - £25 per annum

Maintenance Charge - none, 1/3 of maintenance as and when required plus 1/3 building insurance which is currently £177.50 per annum

Pets allowed - No holiday lets

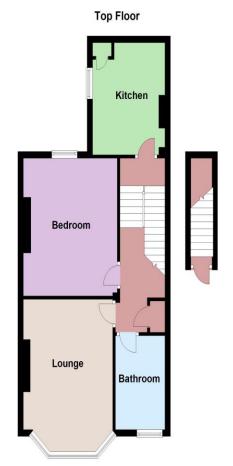
Broadband is delivered via fibre to the premises











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Kev Features

- First floor fla
- Well maintained building
- Double bedroom
- Large living room
- Close to sea front & shops
- Central heating
- Double glazing
- Ideal buy to let or first home
- Must be see
- No chair
- 1/3 share of freehold

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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. MAR0024276/20241212/DGDP







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