



Oakwood homes®  
putting people first

## Property brochure



GODWIN ROAD  
CLIFTONVILLE  
MARGATE  
KENT  
CT9 2HG

Price: £150,000

1 Bedroom

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD  
Council Tax A



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01843 221133



[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

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 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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### Key Features

- First floor flat
- 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 seen
- No chain
- 1/3 share of freehold.

### 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. MAR0024276/20241212/DGDP



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