



Oakwood homes[®]
putting people first

Property brochure



FORMER NURSES RESIDENCE
38 CANTERBURY ROAD
MARGATE
KENT
CT9 5FH

Price: offers over £230,000

2 Bedrooms

1 Reception

1 Bathroom

Secure underground parking

EPC D

Tenure LEASEHOLD
Council Tax C



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01843 221133



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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 GOOD SIZED 2 BEDROOM APARTMENT LOCATED CLOSE TO BOTH THE SEA FRONT AND THE MAINLINE STATION. Early viewing is a must to appreciate the size of this fantastic apartment with video entry system and secure underground parking. The apartment itself has a large open plan living room/kitchen with some integrated appliances, as well as a feature corner bay window. There are 2 double sized bedrooms along with a well appointed bathroom and gas central heating. The property would make a great holiday home as ideal to lock up and leave or a buy to let, as well as a first home. The building itself is a period listed building with a lift serving all floors. No Chain



Location

Located on Canterbury Road, close to the sea front, main line station and local shops. Across the main sands is The Old Town which has a good selection of bars and restaurants.

Accommodation

Entrance Hall

Hallway

Open plan Living Room/Kitchen 21'4" (6.50m) x 16'0" (4.88m) not into corner bay

Bedroom 1 13'2" (4.01m) x 12'10" (3.91m)

Bedroom 2 14'10" (4.52m) x 8'10" (2.69m)

Bathroom 8'7" (2.62m) x 6'1" (1.85m)

Allocated underground parking space

Lease details

Lease Remaining - 125 years from 01-01-2017

Ground Rent - £250 per annum

Ground rent due to increase on 1 Jan 2041, to £500 until Dec 2066. Then it will be £1000 until Dec 2091, then it will be £2000 until Dec 2116 and then £4000 until the end of the lease.

Maintenance Charge £1900 per annum



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Key Features

- Grade II listed building
- Good sized apartment
- 2 double bedrooms
- Large open plan living room/kitchen
- Well appointed bathroom
- Lift to all floors
- Secure under ground parking
- Entry system
- No chain
- Close to sea front and station

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. MAR0024283/20241212/DGDP



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