

## Property brochure



ETHELBERT ROAD  
MARGATE  
KENT  
CT9 1SB

Price: £135,000


1 Bedroom


1 Reception

1 Bathroom

EPC E

Tenure LEASEHOLD  
Council Tax A

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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

CALLING ALL CASH BUYERS ONLY.....Located on Ethelbert Road is this well proportioned 1 bedroom ground floor garden flat in need of refurbishment. Comprising a bay fronted living room with large sash windows and feature fireplace, fitted kitchen, bathroom, and bedroom with French doors leading out to a private walled garden. Other benefits include gas central heating and part double glazing. Offered to market chain free with vacant possession.

### Location

Located in Ethelbert Road with the sea front at one end and the shops of Northdown Road at the other end. The Old Town itself is less than 1/2 a mile away and is an easy 5 minute walk to it's good selection of galleries, shops, bars and restaurants whilst across the main sands is the railway station providing good links to London and beyond.



### Accommodation

Communal Entrance Hall

Entrance Hall

Lounge	16'1" (4.90m) into bay x 13' (3.96m)
Kitchen	12'2" (3.71m) x 6'7" (2.01m)
Bedroom	12'9" (3.89m) x 11'3" (3.43m)
Bath	9' (2.74m) x 6'9" (2.06m)

Garden approx. 25' (7.62m)

Lease Information:

Lease remaining: 99 years from 24-06-1989 - 64yrs

Maintenance Charge: £490

Ground Rent: £75

Fibre broadband is available to the cabinet



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Oakwood homes<sup>®</sup>  
putting people first

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### Key Features

- Cash buyers only
- Ground Floor
- 1 bedroom
- Garden
- Vacant
- Chain free

### 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. MAR0023006/241216ASCW



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