



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

## Property brochure



CANTERBURY ROAD  
WESTBROOK  
MARGATE  
KENT  
CT9 5BG

Price: £275,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Parking

EPC B

Tenure LEASEHOLD  
Council Tax C



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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



Oakwood homes®  
putting people first

## Property brochure



### The Property

BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT..... Situated in a secure gated development of just 12 apartments and 3 townhouses, close to the seafront and station. Viewing is a must to appreciate the size and quality of this apartment which comes with no chain. A perfect secure lock up and leave holiday home with video entry system and gated secure parking or hybrid working due to its location. The flat itself offers two double sized bedrooms, a large living room and well appointed kitchen with a family bathroom. Other benefits include double glazing, central heating and a chain free sale with vacant possession.

### Location

Located on Canterbury Road close to local shops and the sea front with the railway station only 200m away providing good transport links to London and beyond. Across the farside of the main sands is Margate Old Town which has a good selection of bars and restaurants.

### Accommodation

Hall with large storage cupboard	
Living Room	19'10" (6.05m) x 12'10" (3.91m)
Kitchen Area	9'10" (3.00m) x 8'3" (2.51m)
Bedroom 1	14'6" (4.42m) x 10'7" (3.23m)
Bedroom 2	12'8" (3.86m) x 12'7" (3.84m)
Bathroom	8'7" (2.62m) x 5'10" (1.78m)

### OUTSIDE

Allocated parking space in secure gated car park with bin & bike store

### Lease Details

125 Year lease from 24-12-2017  
Ground rent - £225 per annum  
Service Charge - £1508.88 per annum

Pets allowed under agreement

Holiday lets maybe allowed by agreement but increased contribution to insurance will be requested.



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

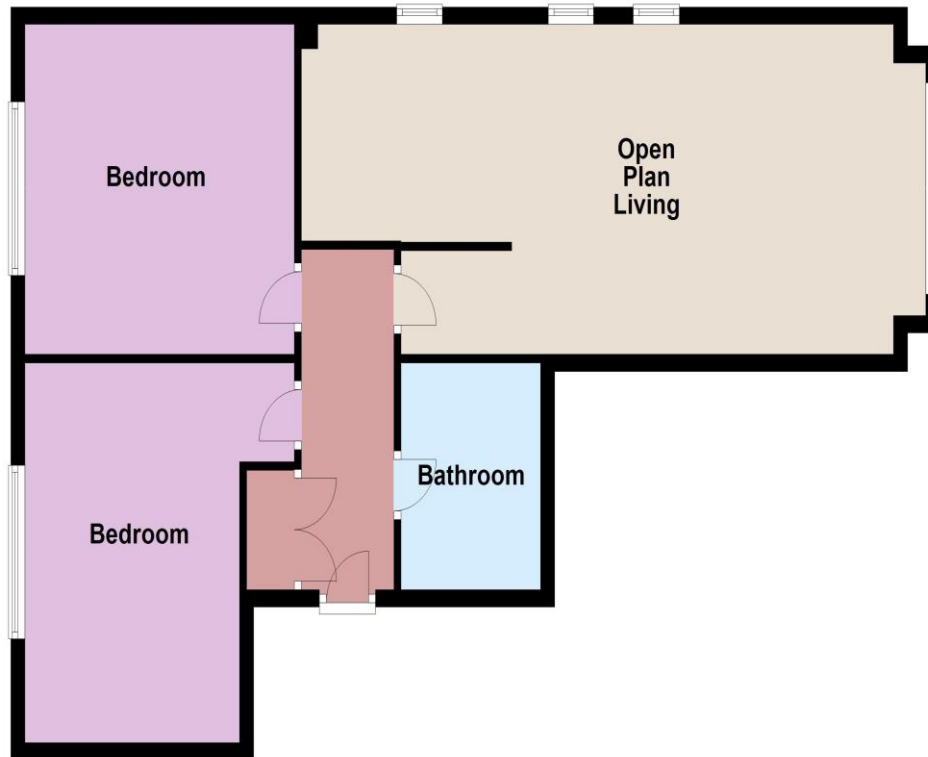
Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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



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

### Second Floor



Total area: approx. 74.4 sq. metres (800.8 sq. feet)

© Copyright Oakwood homes - Not to be reproduced or copied without permission. All rights reserved.  
Plan produced using PlanUp.

## Property brochure

### Key Features

- Stunning apartment
- 2 double bedrooms
- Close to sea front and station
- Large living room
- Well appointed Kitchen
- Central heating
- Double glazing
- Secure gated parking space
- Video entry system
- No chain
- Ideal Holiday home
- Must be seen

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. MAR0024245/20241218/DGDP



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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