



Oakwood homes[®]
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Property brochure



EDGAR ROAD
CLIFTONVILLE
KENT
CT9 2EJ

Price: Guide Price: £145,000

1 Bedroom

1 Reception

1 Bathroom

EPC F

Tenure LEASEHOLD
Council Tax A



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The Property

WELL PRESENTED ONE BEDROOM GARDEN FLAT.....The flat offers a double bedroom, 2 reception areas, a fitted kitchen and a modern shower room. Other benefits include a private rear garden leading to a brick built storage shed with power, ideal for use as a home office or studio space. The property is situated in up and coming Cliftonville with local shops and the sea front at the end of the road. There is double glazing and the seller advises there is a share of freehold. No Chain

Location

Located in Edgar Road which is situated between the sea front and the shops of Northdown Road, Cliftonville with Margate Old Town less than a mile away.



Accommodation

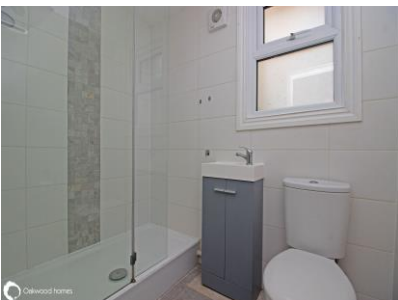
Entrance door to	
Lounge	14'0" (4.27m) x 13'8" (4.17m)
Dining Area	9'7" (2.92m) x 9'5" (2.87m)
Kitchen	7'0" (2.13m) x 6'8" (2.03m)
Bedroom	13'8" (4.17m) x 12'4" (3.76m)
Shower Room	6'8" (2.03m) x 4'4" (1.32m)

OUTSIDE

Pea shingle garden with:
Brick built storage shed with power, ideal for use as a home office or studio space

NB. we are advised by the seller that there is a Gas supply to the building so the addition of gas central heating is a possibility.

Lease Information:
Share of Freehold
Lease length: 999 years from 25-03-1984, 959 years remaining
Service Charge: £600pa
Ground Rent: Peppercorn





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Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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Total area: approx. 56.2 sq. metres (604.8 sq. feet)
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Plan produced using PlanUp.

Key Features

- Approximately 959 years remaining
- Share of freehold
- Period fireplace
- Private Garden
- 1 bedroom
- 2 reception areas
- Kitchen
- Shower room
- Garden with shed/summerhouse
- Chain Free

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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. MAR0013628/20250129/ASD{



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