



# High Street, Margate, Kent

Guide Price £155,000 Leasehold

2 bedroom apartment for sale

## Description

This Two Bedroom Ground Floor Apartment is ideally located in the heart of the seaside town of Margate in Kent. This property is perfectly located to stroll into the town centre, it's literally just down the road, yet this location is nice and quiet. The building is well maintained and the lease still has 99 years left on it, with a low yearly maintenance charge too and ground rent. As you enter the property through the double glazed door and into the well decorated hallways, you will notice there is an intercom entry system. Then you arrive into this bright and sunny apartment, there is a good sized hallway, to the right hand side a large lounge/diner, there is a double glazed window to the front which lets in loads of sunshine and there's plenty of room for sofas and a dining table. The kitchen is at the rear of the property and has a good range of fitted units and worksurfaces, there is a fitted hob and stainless steel sink, this leads out onto your very own balcony, this overlooks the communal gardens and is a great spot to sunbathe or just enjoy the views of greenery. There are two double bedrooms in this property so it's ideal for a single person, couple or family. There is also a modern family bathroom with a feature floor and a huge enclosed shower cubicle with other white sanitary ware. The other benefits include a great communal garden to the rear, there are benches to sit out in the sunshine and a great range of plants and shrubs, there is also plenty of storage inside the apartments and a seperate cupboard on the lower ground floor. VIEWING OF THIS PROPERTY IS HIGHLY RECOMMENDED



Council Tax Band: B

Tenure: Leasehold (99 years)

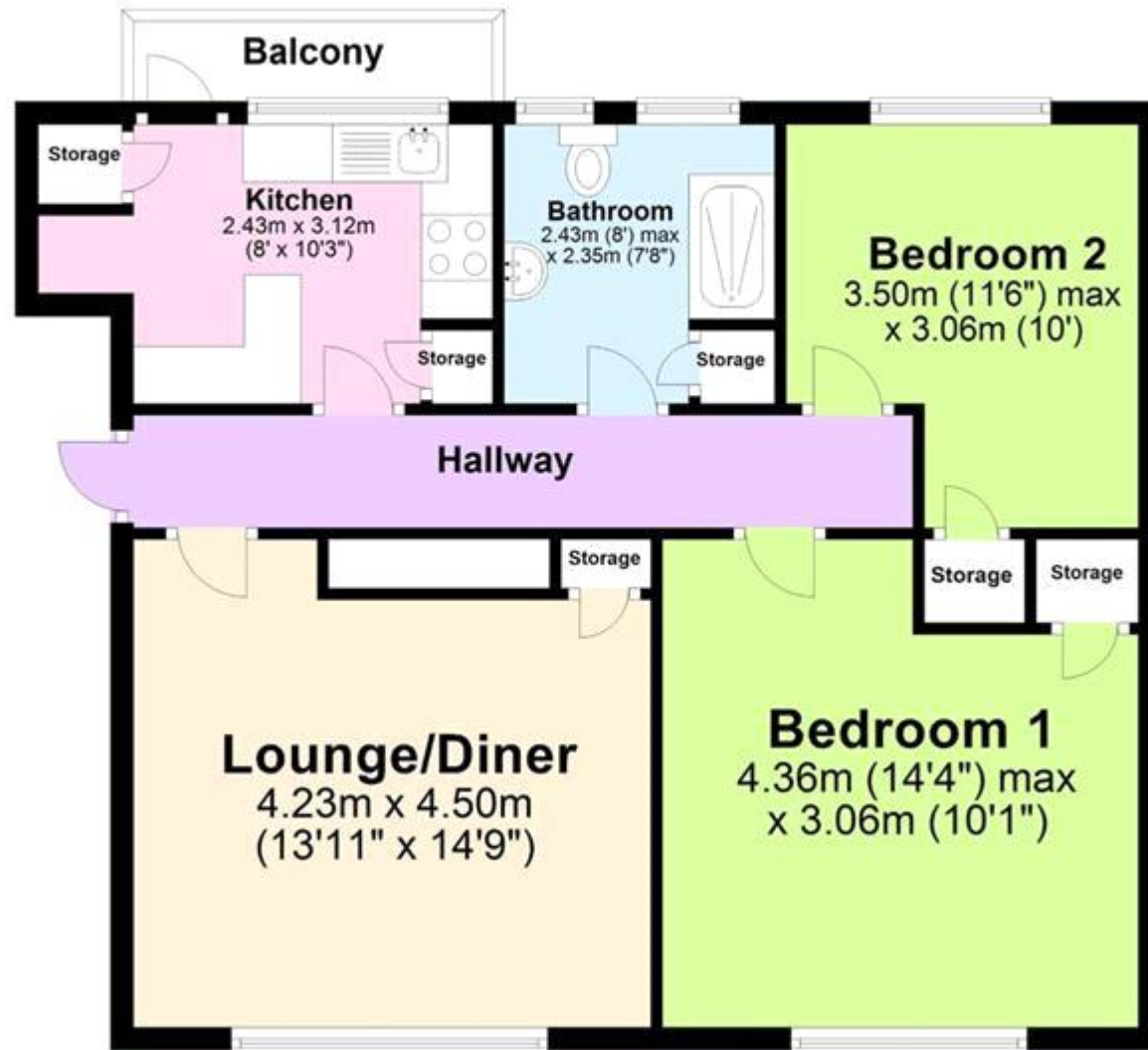
Ground Rent: £10 per year

Service Charge: £209.83 per year

**Tenure**

Leasehold

# Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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