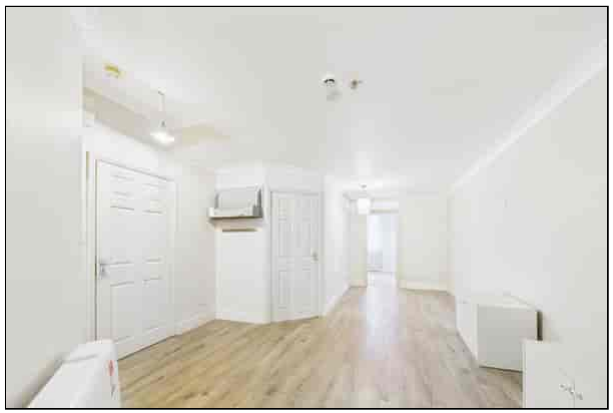






Terence Painter
ESTATE AGENTS

- One Bedroom Ground Floor Flat
- Allocated Parking Space
- Ideally Situated for Local Shops, Schools, Beach & Transport Links
- No Forward Chain
- Home Office/Studio
- 35'6" Open Plan Kitchen/Living Room
- Double Aspect Bedroom

Flat 3, 2 Norfolk Road, Cliftonville, Margate, Kent. CT92HY.

Leasehold £130,000

NO FORWARD CHAIN! - ONE BEDROOM GOUND FLOOR FLAT WITH ALLOCATED PARKING LOCATED WITHIN YARDS OF THE BEACH!

Terence Painter Estate Agents are delighted to offer to the market this spacious one bedroom ground floor flat which is ideally situated in the popular Norfolk Road within easy reach of the beach, clifftop walks and the bustling Northdown Road with its wide range of independent shops, cafes, bars and restaurants.

The flat can be accessed via the communal entrance hall or via a private door to the rear. There is a 35'6" open plan kitchen/living room, well appointed shower room, double aspect bedroom and a home office/studio.

The flat is being offered to the market with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Ground Floor

Communal Entrance

Access into the communal entrance hall is via a part glazed side door. There are stairs to all floors.

Apartment Entrance

Access can be via the communal entrance hall or via a private door to the rear of the property.

Open Plan Kitchen/Living Room

10.83m x 3.88m (35' 6" x 12' 9") This well defined room features a kitchen to the rear with tiled worktops with a stainless steel sink unit inset, integrated electric oven/grill, ceramic hob with an extractor hood over, fitted shelving, double glazed windows to the side, glazed door to the rear and vinyl flooring.
The living room has media points, electric radiator, laminate wood flooring and doors leading off to all rooms.

Home Office/Studio

3.43m x 1.49m (11' 3" x 4' 11") This room would make an ideal home office or studio. The current vendors have used this as an occasional second bedroom however it has a high level internal window to the main bedroom introducing borrowed light. There is laminate wood effect flooring.

Bedroom

3.45m x 3.35m (11' 4" x 11' 0") This is a double aspect bedroom with double glazed windows to the front and side of the property. There is an electric radiator and carpet flooring.

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Shower Room

2.47m x 1.90m (8' 1" x 6' 3") There is a large fully tiled shower cubicle, wash hand basin with mixer tap, low level w.c, chrome ladder style towel radiator, extractor and tiled flooring.

Exterior

Allocated Parking Space

This apartment benefits from an allocated parking space to the rear of the property.

Lease Information

The vendors have advised us of the below -

- There is approximately 123 years left on the lease.
-Maintenance is approximately £300 per annum.
-There is a peppercorn ground rent payable.
-Long term letting is permitted.
-Holiday letting is not permitted.
- Pets are permitted.

Agents Note

Please note that the internal images shown were provided to us by the vendors and were taken prior to the current tenants moving in.

Council Tax Band

The council Tax Band is A.



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Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.