



Flat 5, 23 Alexandra Road Margate

£ 97,500

- One bedroom apartment in central location
- Period property with modern decor
- Open plan lounge with modern fitted kitchen
- Central heating and double glazing
- Allocated parking
- Ideal buy to let or first time purchase
- Within 1 mile of train station
- Easy reach of local shops, bus routes and sandy beaches

Modern apartment set in a Grand old period house in Margate. The property provides spacious living accommodation. Double bedroom, open plan living area and modern kitchen, bathroom and allocated parking. The Property also benefits from UPVC double glazing and is situated approximately 1 mile from the mainline railway station providing links to London. Local shops, bus routes and sandy beaches are all within easy reach. In our opinion the property would make an ideal BTL investment or first time purchase. Early viewing is highly recommended.

Communal entrance with stair case to all floors.

Main door leading to;

Living Room/Kitchen Open plan room, 25'6" (7.77m) x 19'2" (5.84m) narrowing to 8'2" (2.49m). Large triple aspect room with double glazed door to small balcony. Exposed brick fireplaces (untested), ample space for living room and dining table.

Kitchen area is fitted with units on three sides above and below contrasting work surface with inset single drainer sink unit and mixer tap. Space for washing machine, built in oven, hob and extractor (electric), tiled splash backs, laminate flooring throughout.

Bedroom 1 13'6" (4.11m) x 12'6" (3.81m). Double room overlooking the rear garden, with double glazed window.

Shower Room Comprising shower cubicle, pedestal wash basin and low level W.C. Tiled splash backs.

OUTSIDE

Communal Ground With parking for one vehicle.

Note: The vendor informs us that the freehold for the block could be available by separate negotiation, price circa £18,000

Energy Performance Certificate

