



Sea Court
The Passage, Margate CT9 1AF

Auction Guide £69,000 Leasehold



Location

This vacant one bedroom purpose built ground floor flat is in a gated development and has an unexpired lease term of 105 years. Features include a private patio area / terrace and residents parking. Within easy reach of the famous Margate Sands and Margate Lido. It is considered that the property would suit both owner occupiers and investors alike.

ACCOMMODATION

ENTRANCE HALL

BEDROOM

13'0" x 8'3"

BATHROOM/WC

OPEN PLAN LOUNGE/KITCHEN

22'2" x 10'6"

EXTERNALLY



PRIVATE PATIO AREA/TERRACE

RESIDENTS PARKING

NB

The property is vacant and is therefore considered suitable for both investors and owner occupiers alike

SERVICE CHARGE/RENT

We have been informed that the ground rent is currently £100pa , the service charge £1,521pa and reserve fund contribution £100pa. Please refer to the legal pack for full details.

AGENTS NOTE

It is considered that the property could generate a rental income in the region of £800pcm (£9,600 per annum)

TENURE

Leasehold:

125 years from the 1st January 2006

ENERGY PERFORMANCE RATING

D

VIEWING

Strictly by appointment with the Auctioneers

Local Authority
Council Tax Band
EPC Rating

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77

<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.