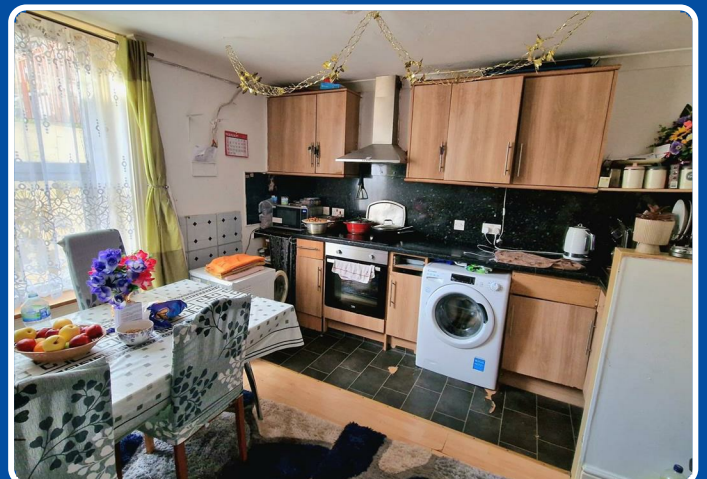
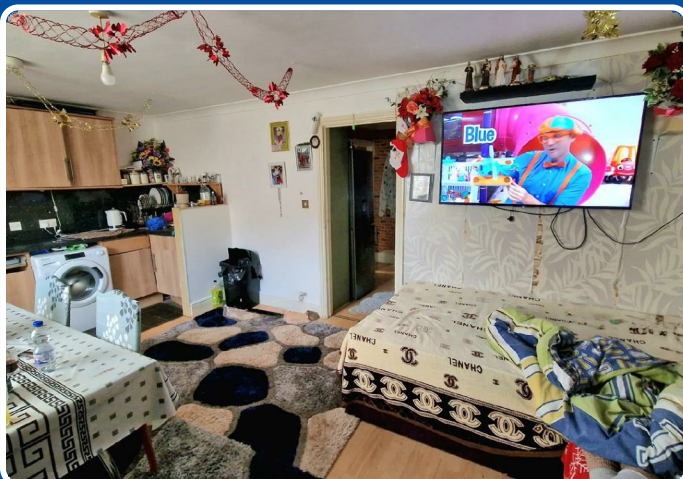


01843 230 960

www.lovettts.net

Godwin Road, Margate, CT9 2HF



£585,000 Offers in excess of.

INVESTMENT OPPORTUNITY - Lovetts is thrilled to present this exceptional investment opportunity, currently generating an annual income of £24,000 with the potential to increase it effortlessly to £36,000 per year.

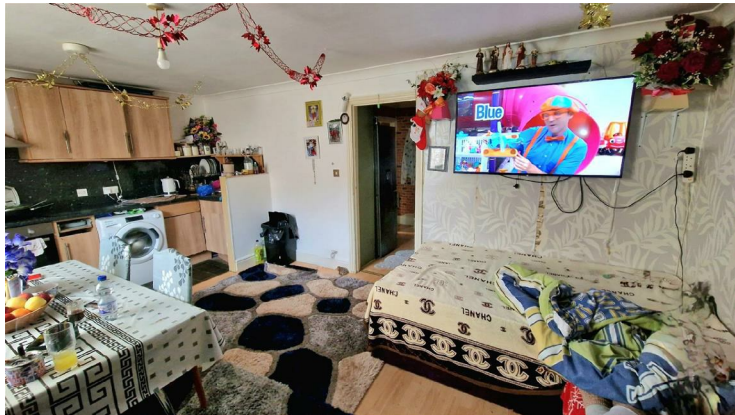
Situated within close proximity to local amenities and excellent transport links, this property encompasses the Freehold of four spacious two-bedroom apartments. The convenient location ensures easy access to essential amenities and enhances the desirability of this investment.

To explore this enticing opportunity further, we encourage you to contact us promptly and register your interest for a viewing. Please note that all viewings must be arranged with the tenants, with a minimum notice period of 24 hours.

Each of the four flats is currently occupied by different members of the same family, ensuring consistent tenancy. Moreover, all apartments are well-maintained and in good order throughout, offering a hassle-free ownership experience.

Currently, all flats benefit from electric central heating. However, gas connections are available on the property, allowing for a potential switch to gas heating if desired. The installation of new gas meters w

Basement Living Room



Basement Kitchen



Basement Bedroom 1



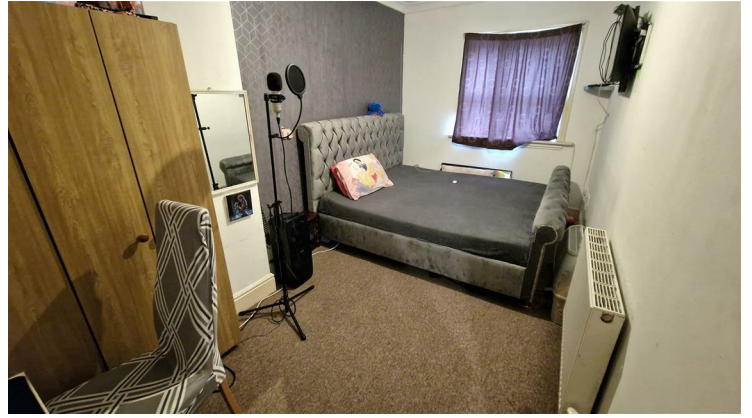
Basement Bedroom 2



Basement Bathroom



Ground Floor Bedroom 1



Ground Floor Living Room



Ground Floor Bedroom 2



Ground Floor Kitchen



Ground Floor Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Lovetts Birchington Ltd. Trading as Lovetts Property Services
 Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
 Reg. In England No. 4264378 VAT No.785 158296
 Directors: Richard Crosby MNAEA & Tracey Crosby

