



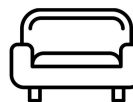
Price

£165,000

Leasehold

2 x 

1 x 

1 x 

**Dickens Court,
Harold Road,
Margate, CT9**

Located on third floor of this purpose built retirement complex we are pleased to offer this 2 Bedroom apartment with a tenant in situ, with a rental income of £10,200 per annum. The accommodation comprises; entry on the ground floor of the building which offers a Communal Lounge for residents and a also laundry room. There is both a lift and stairs up to the flat. Once inside, there is a spacious Hall giving access to all of the rooms as well as housing a spacious walk-in cupboard. The Lounge has access to a balcony and also has double doors to the Kitchen. This has fitted wall/base units with surround tiling, a fitted electric oven and hob with extraction fan over. Of the two Bedrooms, the larger gives access to a walk-in dressing room with fitted wardrobes having mirror doors. Finally, the fully tiled Shower Room has a cubicle, wash basin set in a vanity unit and a low level WC.







- EPC rating - C
- Tenanted with £9,600 income
- Third Floor Apartment
- Retirement Complex
- Good Transport Links
- Lift To All Floors
- Close To Beach
- Close To Local Amenities
- Communal Lounge/Laundry Room







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		
	75	79
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 	

