

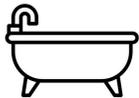


Price

£750,000

Freehold

8 x 

4 x 

4 x 

**Grosvenor Place,
Margate, CT91UY**

Lovetts are pleased to bring to market this excellent chance to acquire a freehold block of four spacious two-bedroom flats, perfectly situated close to Margate's Old Town, sandy beaches, and vibrant arts scene.

The property currently generates an annual rental income of £33,540 with one flat vacant, giving immediate scope to increase returns. Once fully let, the projected gross income is in excess of £45,000 per annum, making this an attractive addition to any investment portfolio.

Each flat offers well-proportioned accommodation and benefits from the area's strong rental demand, excellent transport links, and proximity to local shops, restaurants, and the mainline station with high-speed services to London.

A rare opportunity to secure a solid income-producing asset in one of Kent's most sought-after coastal locations.

Please note: Photos aren't current and were taken before tenants moved in, and are only to be used to show the layout.





- EPC Ratings - C, C, D, D
- 4, 2 Bedroom Flats
- Current Annual return of £33,540 P/a
- Potential Return of £45,000 P/a
- Close to local amenities





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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		