



Lovetts
PROPERTY SERVICES

1 bed apartment to buy in CT9

Westbrook Gardens, Margate, Kent, CT9 5DJ

£90,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Sold Via Secure Sale
- ✓ Sold as Vacant Possession
- ✓ Private entrance
- ✓ Shared garden
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Other**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

This property offers a great opportunity for buyers seeking a home that would benefit from a refresh and the chance to add their own personal touch.

Accessed via a private entrance, the accommodation is arranged off a central hallway leading to each room. To the front of the property is a well-proportioned living room, offering a bright and comfortable living space. Along the hallway is a double bedroom featuring built-in storage, providing practical and convenient accommodation.

To the rear, the property comprises a fitted kitchen with wall base units, which leads through to a bathroom fitted with a three-piece suite. Externally, access to a shared garden, offering outdoor space to enjoy.

Overall, this property presents an excellent opportunity for first-time buyers or investors looking to modernise and add value, with a straightforward layout and well-defined living spaces.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Living Room - 3.35mx3.58m (11'98x11'09) -

Bedroom - 3.96mx3.96m (13'15x13'68) -

Kitchen - 2.13mx3.05m (7'88x10'13) -

Bathroom - 1.52mx2.64m (5'85x8'08) -

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 60

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £90,000

Property Type: Apartment

Parking: On Street

Heating: Other



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Westbrook Gardens, Margate, Kent, CT9 5DJ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

