

Terence Painter

ESTATE AGENTS

- For Sale by On-line Auction
- Two Bedroom Apartment
- Sea View
- Close to Railway Station
- Refurbishment Required
- 22' Kitchen/Living Room
- Bathroom/W.C
- Residents Parking
- Cash Buyers Only
- Guide Price £60,000 (Auction fees apply)



Flat 2F Arlington House, All Saints Avenue, Margate, Kent. CT9 1XP.

Leasehold For Sale by Online Auction £60,000

**FOR SALE BY ON-LINE AUCTION - TWO BEDROOM SEA VIEW
APARTMENT FOR REFURBISHMENT**

Cash buyers only. Located on the second floor this two bedroom purpose-built apartment affords views over Dreamland Amusement Park and out to sea. The apartment is situated within an iconic sea front building, close to the town's main-line railway station with easy access to London via the Hi-speed rail link. The town centre with a good selection of shops and the Old Town with its eclectic selection of trendy bars & restaurants are all just a short stroll away.

The property which requires refurbishment benefits from residents parking and an on-site caretaker.

To be offered for sale by online auction with a guide price of £60,000 - Auction fees apply. The auction closes at 12noon on Monday 15th July 2024. Full details of the auction bidding process and how to register are available on the Terence Painter website terencepainter.co.uk/on-line-auctions.

Viewing is by appointment with the selling agents Terence Painter Estate Agents on 01843 866866

Ground Floor

Entrance

Pedestrian access to the property is via a secure communal entrance in All Saints Avenue with lift leading to all upper floors. There is access out to the car park located at level one.

Second Floor

Entrance

Access via a wooden door to entrance hall.

Entrance Hall

3.37m x 1.57m (11' 1" x 5' 2") Storage cupboard. Doors leading off to all rooms.

Kitchen/Living Room

6.94m x 4.80m (22' 9" x 15' 9") Living area with views over Dreamland and sea views. Kitchen area with range of fitted cupboards. Stainless steel sink unit. Work surface area. Plumbing for washing machine. Electric heater.

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Bedroom One

3.60m x 2.61m (11' 10" x 8' 7") With window overlooking Dreamland and with sea view. Electric heater.

Bedroom Two

2.91m x 2.27m (9' 7" x 7' 5") With window overlooking Dreamland and with sea view. Electric heater.

Bathroom/W.C.

2.59m x 1.98m (8' 6" x 6' 6") Fitted with panelled bath, pedestal wash hand basin and W.C.

Parking

Residents Parking is located on the car park upper level.

Lease

The property is to be sold with the remainder of a 114 year lease which commenced 1st October 1961 (approximately 51 years remaining).

Ground Rent

Currently set at £40 per annum (payable half yearly), rising to £80 in 2047.

Service Charges

The latest service charge documentation is available to download with the auction pack.

Half yearly service charges March to September 2024: £1,112.19 and Section 20 works of £725.98.

EPC Rating - 45 - Band E

Council Tax Band A

Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

Auction Fees

Buyers auction fees of £3,300 plus VAT (£3,960) are chargeable to the successful bidder, chargeable at the close of the auction.

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Auction Pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

Registration

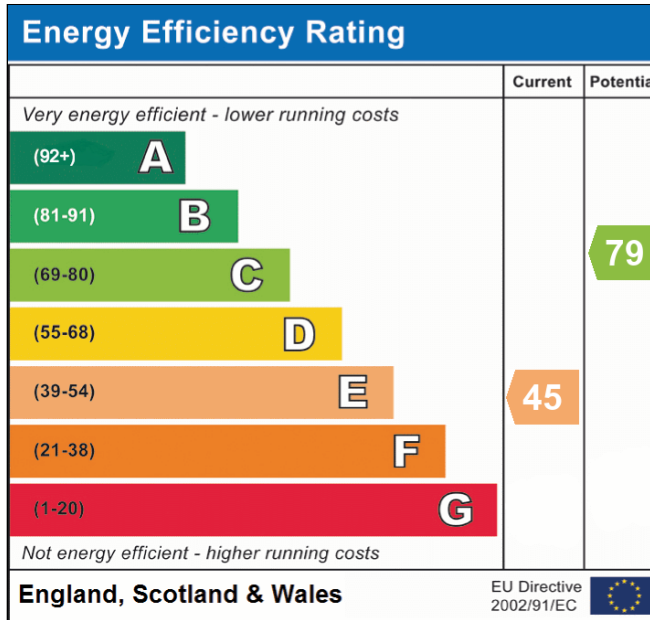
Please visit the Terence Painter website at terencepainter.co.uk and click 'Online Auctions' . In order to bid you will need to first register and verify your email. Then, via the dashboard:

- * pass an ID check
- * enter your card details (for your deposit payment should your bid be successful)
- * enter your solicitor details
- * Join the watchlist



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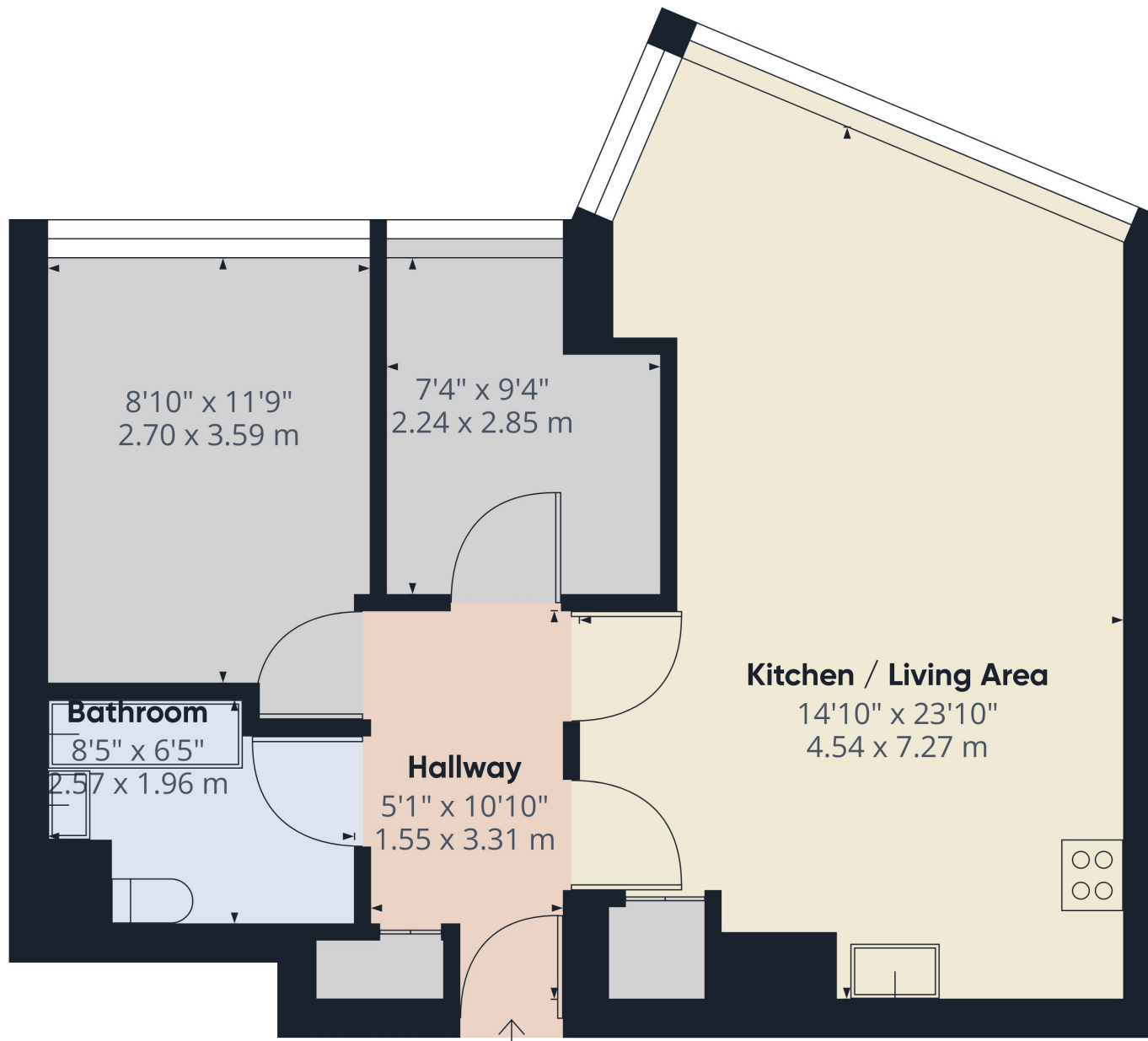


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

593.17 ft²

55.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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