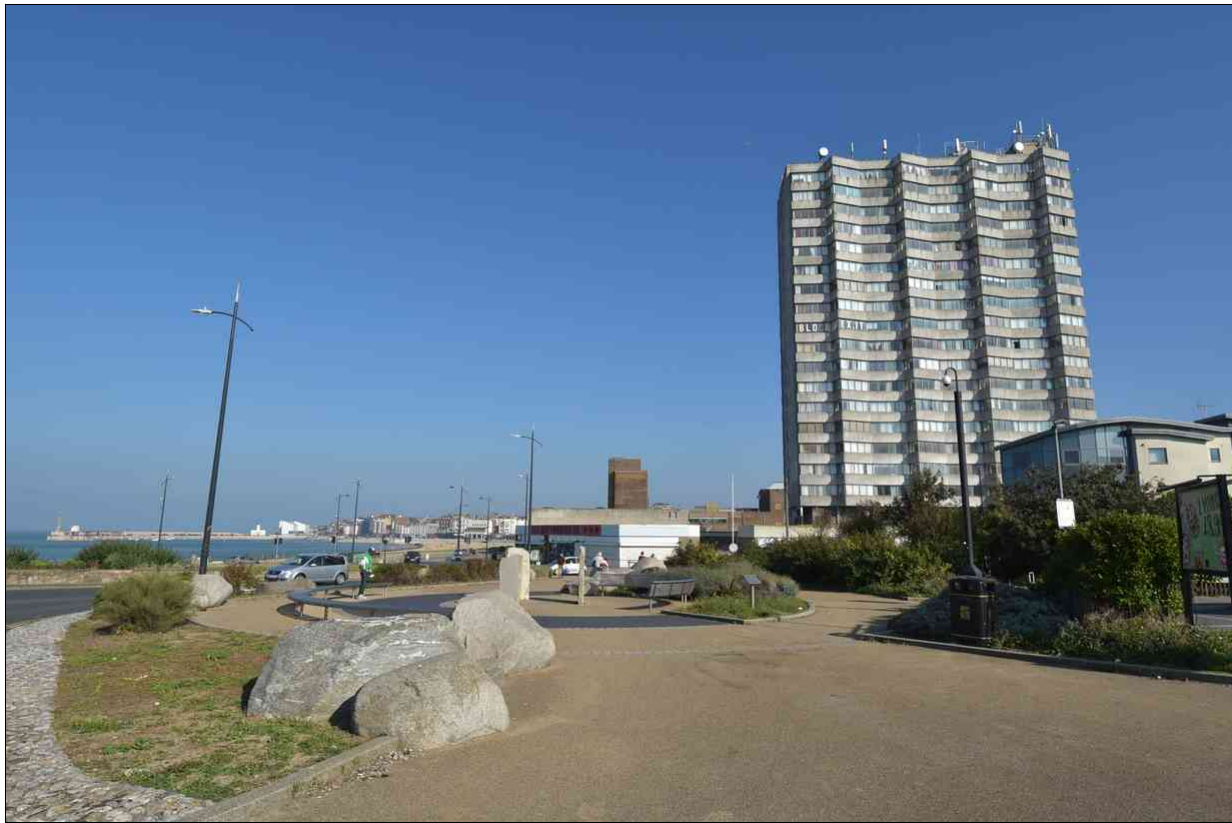


Terence Painter

ESTATE AGENTS

- Two Bedroom Apartment
- Sea Views Across Main Beach
- Close to Railway Station
- Refurbishment Required
- 24' Kitchen/Living Room
- Bathroom/W.C
- Residents Parking
- Cash Buyers Only
- Guide Price £65,000 (Auction fees apply)



Flat 9D Arlington House, All Saints Avenue, Margate, Kent. CT9 1XR.

Leasehold Guide Price £65,000

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

Cash buyers only. Located on the ninth floor this two bedroom purpose-built apartment affords outstanding views across Dreamland Amusement Park and Margate's Main Sands 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 £65,000 - Auction fees apply. The auction closes at 12noon on Tuesday 26th September 2023. Full details of the auction bidding process and how to register are available on the Terence Painter website [terencepainter.co.uk/online-auctions](http://terencepainter.co.uk/online-auctions).

Viewing is by appointment with the selling agents Terence Painter Estate Agents on 01843 866 866

## Ground Floor

### Entrance

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

## Ninth Floor

### Entrance

Access is via a wooden door to the entrance hall.

### Entrance

This is an L shaped room with a storage cupboard, parquet wood flooring and doors leading off to all rooms.

## Kitchen/Living Room

7.308m x 3.905m (24' 0" x 12' 10") This well defined room features a kitchen area which is open to the living area with a large window to the side which offers elevated views across Margate beach and Dreamland amusement park.

**Flat 9D Arlington House, All Saints Avenue, Margate, Kent. CT9 1XR.**

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### **Bedroom One**

3.713m x 2.774m (12' 2" x 9' 1") There is a window to the side with elevated views across Margate beach and Dreamland Amusement Park.

### **Bedroom Two**

3.308m x 2.104m (10' 10" x 6' 11") There is a window to the side with elevated views across Margate beach and Dreamland Amusement Park.

### **Bathroom**

1.947m x 1.711m (6' 5" x 5' 7") There is a bath, sink 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 53 years remaining).

### **Ground Rent & Service Charges**

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

Service Charges: Current service charge is to be confirmed (payable half yearly).

### **EPC Rating - 64 - Band D**

### **Council Tax Band**

The council tax band is 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 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.

**Flat 9D Arlington House, All Saints Avenue, Margate, Kent. CT9 1XR.**

**Guide Price £65,000**

## Registering For The Auction & On-line Bidding Process

Please visit the Terence Painter website at [terencepainter.co.uk](http://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:

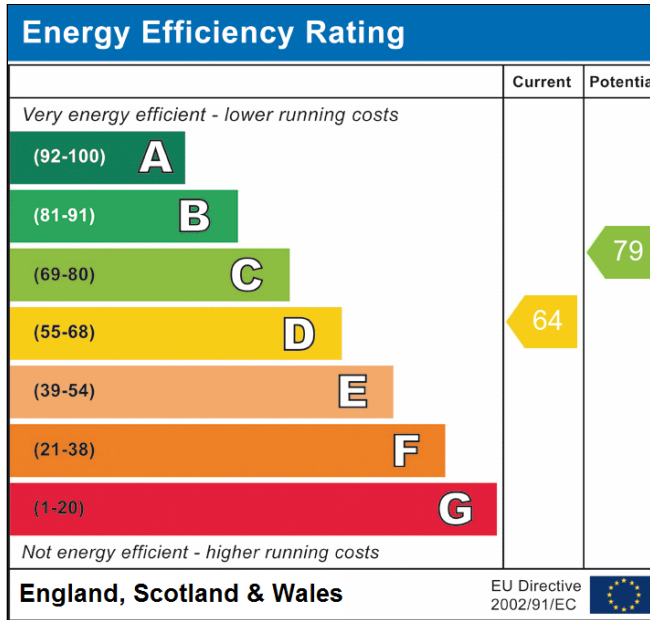
- \* pass an ID check
- \* enter your card details (for your deposit payment should your bid be successful)
- \* enter your solicitor details
- \* Join the watchlist



**Flat 9D Arlington House, All Saints Avenue, Margate, Kent. CT9 1XR.**

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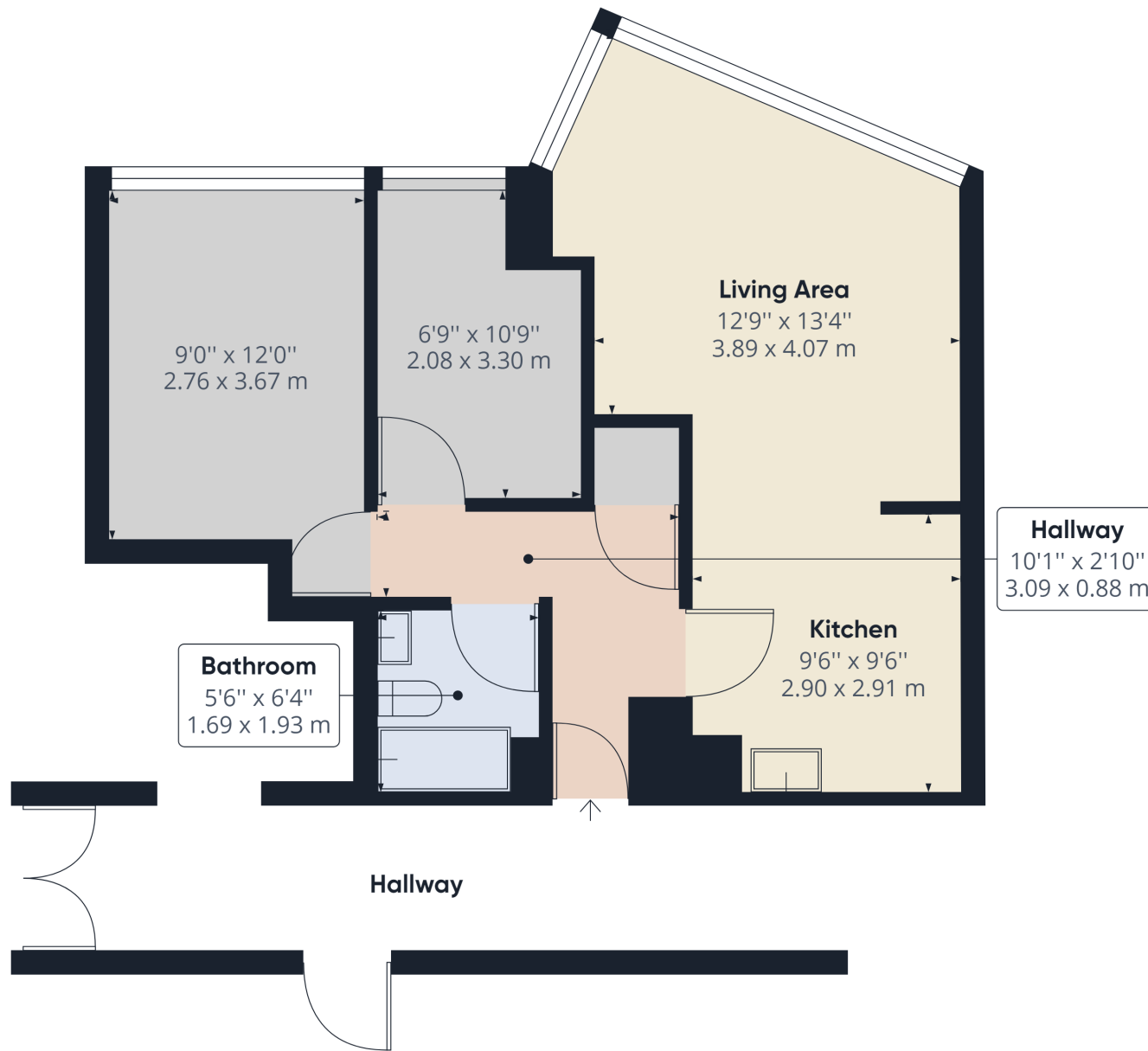


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto: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<sup>(1)</sup>  
544.98 ft<sup>2</sup>  
50.63 m<sup>2</sup>

**Hallway**  
10'1" x 2'10"  
3.09 x 0.88 m

**Bathroom**  
5'6" x 6'4"  
1.69 x 1.93 m

**Kitchen**  
9'6" x 9'6"  
2.90 x 2.91 m

**Hallway**

(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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Flat 9D Arlington House, All Saints Avenue, Margate, Kent. CT9 1XR.

Guide Price £65,000