



Terence Painter

ESTATE AGENTS

- Investment Opportunity
- Modern Terrace of Seven Houses
- Each With Two Bedrooms
- Living Room, Separate Kitchen
- Bathroom/W.C. & Cloakroom W.C.
- Small Courtyard Gardens
- Each With a Parking Space
- Fully Let
- Central Margate Location
- Currently Producing Approx. £56,700 per annum



1a to 6 Carroways Place, Margate, Kent. CT9 1QX.

Freehold £1,300,000

RARE FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY IN CENTRAL MARGATE

Centrally located within quarter of a mile of the town centre and sea front is this modern terrace of seven x two bedroom houses. The properties are currently fully let and are collectively producing £4,725 per calendar month (£56,700 per annum). Each house has a living room, fitted kitchen and cloakroom/W.C. on the ground floor and two bedrooms and a bathroom/W.C. at first floor level. Each house benefits from gas fired central heating, double glazing, a parking space and a small courtyard garden to the rear. Viewings are strictly by appointment with the sole agents Terence Painter.

1a Carroways Place

Ground Floor

Living Room

5.020m x 3.860m (16' 6" x 12' 8") With French doors leading out to courtyard garden. Windows to front. Understairs storage cupboard. Door to kitchen. Stairs leading to first floor.

Kitchen

3.450m x 2.260m (11' 4" x 7' 5") window to front.

Cloakroom/W.C.

First Floor

Landing

Bedroom One

2.81m extending to 3.95m x 5.02m (9' 3" ext to 12' 11" x 16' 6")

Bedroom Two

2.260m x 1.79m extending to 2.680m (7' 5" x 5' 10" ext to 8' 10")

Bathroom/W.C.

2.070m x 1.680m (6' 9" x 5' 6") Fully tiled and fitted with panelled bath with shower over, pedestal wash hand basin and low level W.C.

Tenancy

Currently let on a 2-year commercial lease from November 2020 at £890 per calendar month.

1 Carroways Place

Tenancy

Currently let on an Assured Shorthold Tenancy at £600 per calendar month.

1a to 6 Carroways Place, Margate, Kent. CT9 1QX.

£1,300,000

2 Carroways Place

Tenancy

Currently let on an Assured Shorthold Tenancy at £620 per calendar month.

3 Carroways Place

Tenancy

Currently let on an Assured Shorthold Tenancy at £725 per calendar month.

4 Carroways Place

Tenancy

Currently let on an Assured Shorthold Tenancy at £620 per calendar month.

5 Carroways Place

Ground Floor

Living Room

4.370m plus bay x 4.280m (14' 4" x 14' 1") Stairs leading to first floor. Door to kitchen.

Kitchen

3.090m x 3.030m (10' 2" x 9' 11") Fitted with a good range of units, electric oven and gas hob. Door to:

Rear Lobby

1.500m x 1.060m (4' 11" x 3' 6") With door to rear courtyard and to cloakroom/w.c.

Cloakroom W.C.

First Floor

Landing

Bedroom One

4.290m max x 3.460m (14' 1" max x 11' 4")

Bedroom Two

3.980m x 2.220m (13' 1" x 7' 3")

Bathroom/W.C.

2.060m x 1.910m (6' 9" x 6' 3") Fully tiled and fitted with panelled bath, wash basin and low level W.C.

Tenancy

Currently let on an Assured Shorthold Tenancy at £650 per calendar month.

1a to 6 Carroways Place, Margate, Kent. CT9 1QX.

£1,300,000

6 Carroways Place

Tenancy

Currently let on an Assured Shorthold Tenancy at £620 per calendar month.

Energy Performance Certificates

Each property has a current EPC rating of 'C'.

Agents Notes:

We are advised that no.s 1 to 6 have the same layout, no.1A has a different layout.

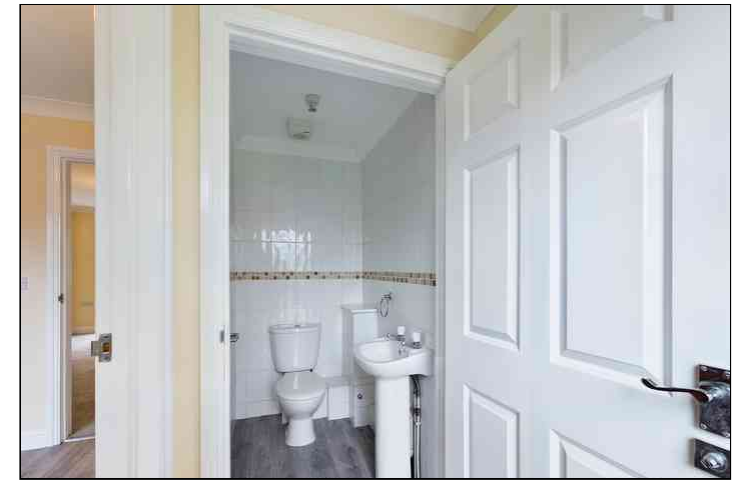
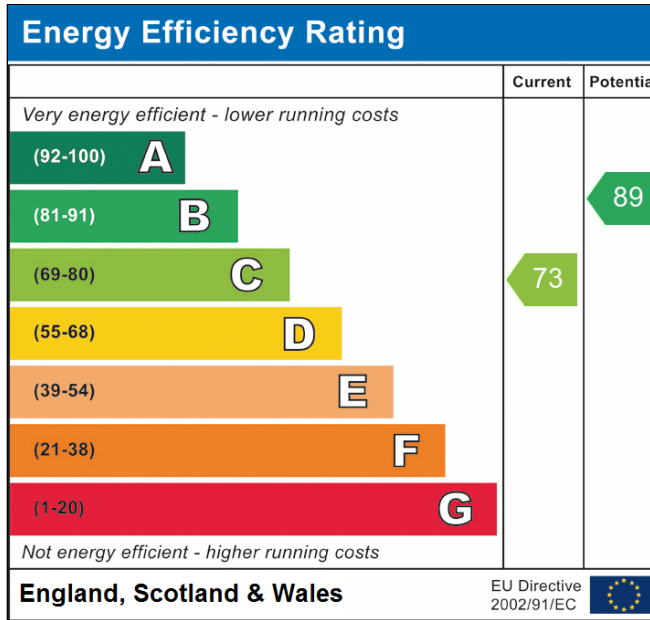
The internal images have been supplied by the vendors and are of no.s 3 & 5 and were taken prior to the current tenancies commencing (no. 3, January 2020 & no.5, July 2019).

Viewings are strictly by prior appointment with the agents Terence Painter on 01843 866866.



1a to 6 Carroways Place, Margate, Kent. CT9 1QX.

£1,300,000



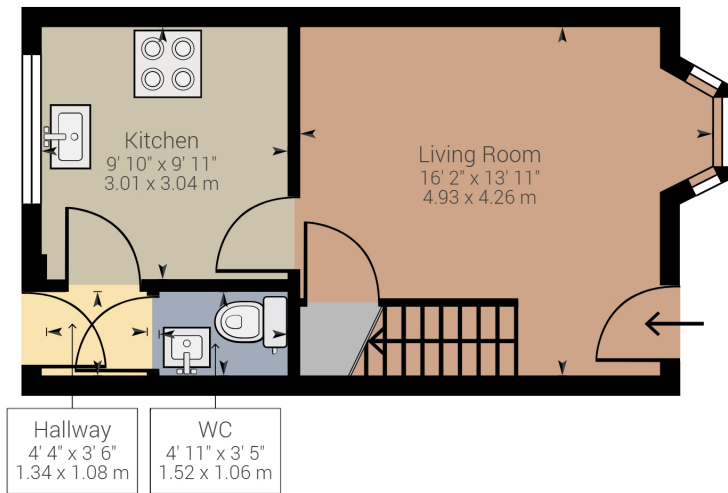
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

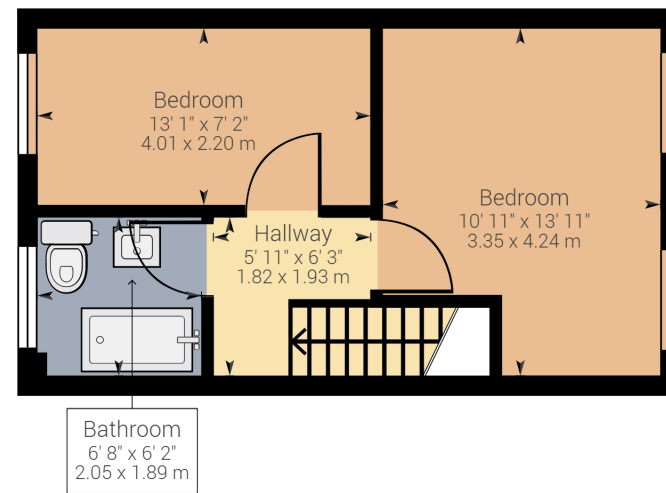
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.

Ground Floor



1st Floor



Approximate net internal area: 659.63 ft² / 61.28 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

1a to 6 Carroways Place, Margate, Kent. CT9 1QX.

£1,300,000