



HAROLD ROAD
MARGATE

£575,000

- Turn Key Investment
- Four Flats
- High Growth Area
- Refurbished Flats

- Full Freehold Block
- Central Location
- Over 7% Yield

ABOUT

IDEAL INVESTMENT OPPORTUNITY, FULL FREEHOLD OWNERSHIP and potential to develop to the side of the plot subject to local planning permission. Miles & Barr are delighted to present this unique opportunity to prospective investors looking for a 'Turn Key Investment' in a high capital growth area, whilst still comfortably obtaining over a 4.5% yield on your investment. The property is presently let out to good tenants and the achieved rents are bringing in a return of £2375pcm. The block itself consists of three 2-bedroom apartments, one having sole use of the rear garden, and a single 1-bedroom apartment, all of which have all been refurbished to a very high standard and complies with all current Fire Safety regulations, Gas Safe and Electrical Inspections and is fully registered with Thanet District Council and all selective licences are in place! . We believe this represents a keen opportunity for any serious investor, be they adding to an existing portfolio or looking to expand into one of THE high growth investor hotspots in the Country.

LOCATION

Cliftonville is a coastal area in the town of Margate, situated to the east of the main town and mainly occupies Georgian and Victorian properties. The area itself is within easy walking distance of the 'Margate Old Town', Turner Contemporary Art Gallery and the Margate railway station which is approximately 2 miles away and offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

DESCRIPTION

Flat One

Lounge 11'1" x 14'0" (3.38 x 4.27)

Bedroom One 8'2" x 10'2" (2.49 x 3.10)

Bedroom Two 7'2" x 10'2" (2.18 x 3.10)

Kitchen 6'2" x 9'6" (1.88 x 2.90)

Bathroom 3'7" x 3'11" (1.09 x 1.19)

Flat Two

Lounge 9'8" x 11'1" (2.95 x 3.38)

Bedroom One 10'2" x 10'5" (3.10 x 3.17)

Bedroom Two 6'10" x 10'2" (2.08 x 3.10)

Kitchen 5'10" x 11'1" (1.78 x 3.38)

Bathroom 5'2" x 10'2" (1.57 x 3.10)

Flat Three

Lounge 9'10" x 11'1" (3.00 x 3.38)

Bedroom One 8'6" x 10'2" (2.59 x 3.10)

Bedroom Two 6'10" x 10'2" (2.08 x 3.10)

Kitchen 5'10" x 11'1" (1.78 x 3.38)

Bathroom 5'10" x 6'2" (1.78 x 1.88)

Flat Four

Lounge 10'2" x 11'1" (3.10 x 3.38)

Bedroom One 8'6" x 10'2" (2.59 x 3.10)

Bedroom Two 6'10" x 10'2" (2.08 x 3.10)

Kitchen 5'4" x 11'1" (1.63 x 3.38)

Bathroom 5'10" x 6'2" (1.78 x 1.88)



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

