

LAUSANNE TERRACE 3 ST. JOHNS ROAD

MARGATE

£350,000

- Investment Opportunity
- Excellent Yield Opportunity
- Short Walk to Old Town

- Full Freehold Ownership
- 4 x 1 Bed Flats

ABOUT

BACK AVAILABLE 04/01/18 EXCELLENT INVESTMENT OPPORTUNITY AND FULL FREEHOLD OWNERSHIP !! Miles & Barr are delighted to present this unique opportunity to the market. This period property is presently let out and the achieved rents are bringing in a return of £1700PM and £20,400PA boasting a yield of 5.8%. The building consists of 4 x 1 bed flats in good condition and communal outdoor space at the rear.

This opportunity is ideally located being only a short walk to Margate's Old Town, Blue Flag Sandy Beaches, Highspeed Rail Links and Turner Contemporary. We would urge any serious investors to come forward and view the property. Please call on 01843 231222 to arrange immediate internal inspection.

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

Lower Ground Floor Flat

Lounge 13'07 x 10'00 (4.14m x 3.05m)

Kitchen 12'03 x 6'00 (3.73m x 1.83m)

Bedroom 12'03 x 10'11 (3.73m x 3.33m)

Bathroom 7'07 x 6'08 (2.31m x 2.03m)

Ground Floor Flat

Lounge 13'07 x 12'01 (4.14m x 3.68m)

Kitchen 7'07 x 6'08 (2.31m x 2.03m)

Bedroom 12'03 x 10'11 (3.73m x 3.33m)

Bathroom 13'08 x 5'08 (4.17m x 1.73m)

First Floor Flat

Porch 3'08 x 2'11 (1.12m x 0.89m)

Lounge 19'01 x 13'05 (5.82m x 4.09m)

Kitchen 8'04 x 6'07 (2.54m x 2.01m)

Bedroom 7'02 x 6'09 (2.18m x 2.06m)

Bathroom 7'02 x 6'09 (2.18m x 2.06m)

Second Floor Flat

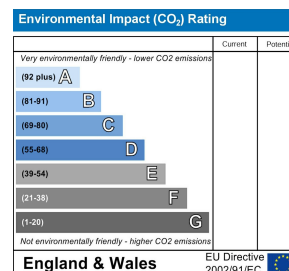
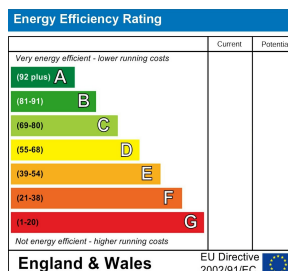
Lounge/Kitchen 20'00 x 19'01 (6.10m x 5.82m)

Bedroom 12'10 x 10'05 (3.91m x 3.18m)

Bathroom 9'00 x 2'10 (2.74m x 0.86m)



155-157 Northdown Road, Margate, Kent, CT9 2QY
t. 01843 231222 e. cliftonville@milesandbarr.co.uk



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website.