



## 1 bed apartment to buy in CT9

7A Arlington House, All Saints Avenue ,  
Margate, Kent, CT9 1XR

**£45,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Iconic Building
- ✓ Lifts
- ✓ Sea Views
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

No chain, one bedroom apartment on the 7th floor of this iconic building. This apartment has amazing views both inland and sea views and on the west side to appreciate the famous Turner sunsets. This building has 2 lifts to all floors and is located just across from the main sands and the main railway station. This would make an ideal holiday home or investment.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 49

Annual Ground Rent Amount: £40.00

Annual Service Charge Amount: £2,769.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: Communal

Construction materials: Brick and block

Roofing type: Flat

Heating: Electric

Electric: National Grid

Water: Direct mains water

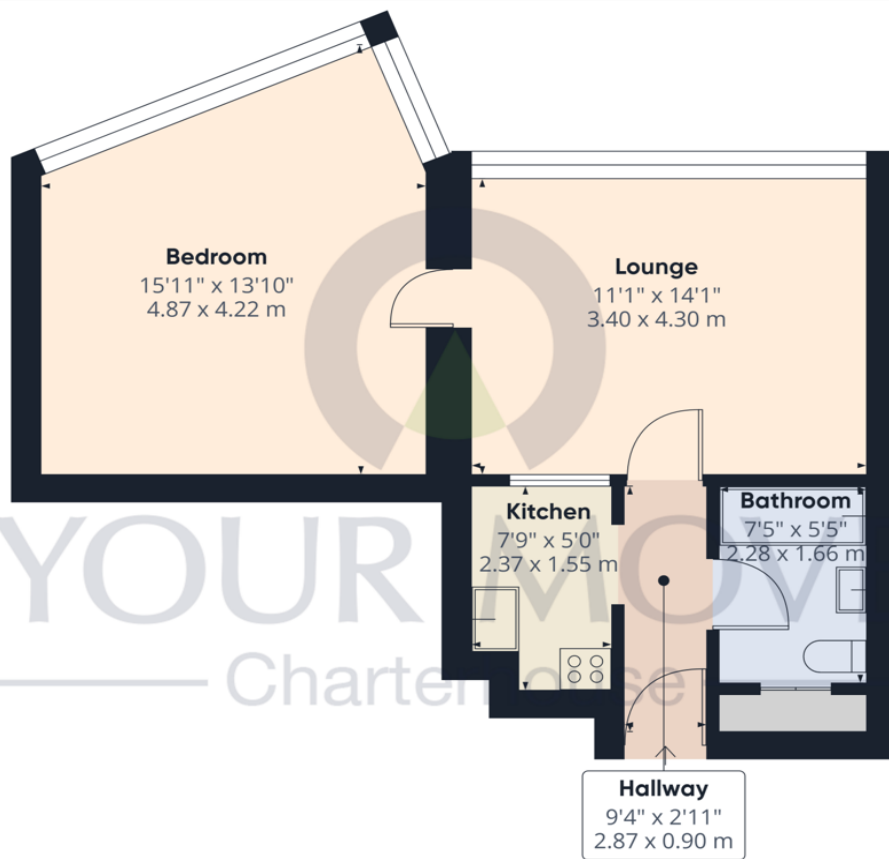
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Approximate total area<sup>1)</sup>  
468 ft<sup>2</sup>  
43.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

7A Arlington House, All Saints Avenue , Margate, Kent, CT9 1XR

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

