

REF_HKI1095

NOVEMBER 2018



13% BELOW MARKET VALUE
MARGATE

HOTKEY INVEST

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MARGATE
25x 2 & 3 BED DEVELOPMENT

PRICES START FROM: £165,300
DISCOUNT: 13%
NEWLY REFURBISHED

MARGATE, CT9

PRICES START FROM £165,300

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NEWLY REFURBISHED

HOTKEYinvest are proud to present a selection of 2 & 3 bedroom apartments within a stunning period property, located in this highly sought after area of Margate. This development offers a wide range of benefits being just yards away from the old town of Margate and beach. The development is available as a whole or individually.

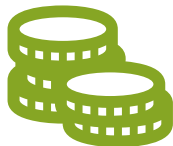
BELOW MARKET VALUE,

All these units have been fully refurbished to a high standard. Each property comprises a newly fitted kitchen and bathroom, wooden flooring to the living areas and carpets to bedrooms. The property has a service charge of around £997pa and ground rent of around £350pa.

Margate is a beautiful town in the district of Kent, it offers a superb beach location. There is £23.1 million being invested throughout Kent for regeneration. Margate boasts a beautiful harbour with plenty of shops and restaurants. It also offers an amusement park.

KEY FEATURES

- 25x 2 & 3 Bedroom Apartment
- Sea Facing Apartments
- Yards From The Beach
- Close To Old Town Of Margate
- Newly Refurbished
- Large Lounge/Diner
- White Goods Included
- Bespoke Period Property
- Contemporary Decoration
- Leasehold: 125 Years



GREAT LOCATION

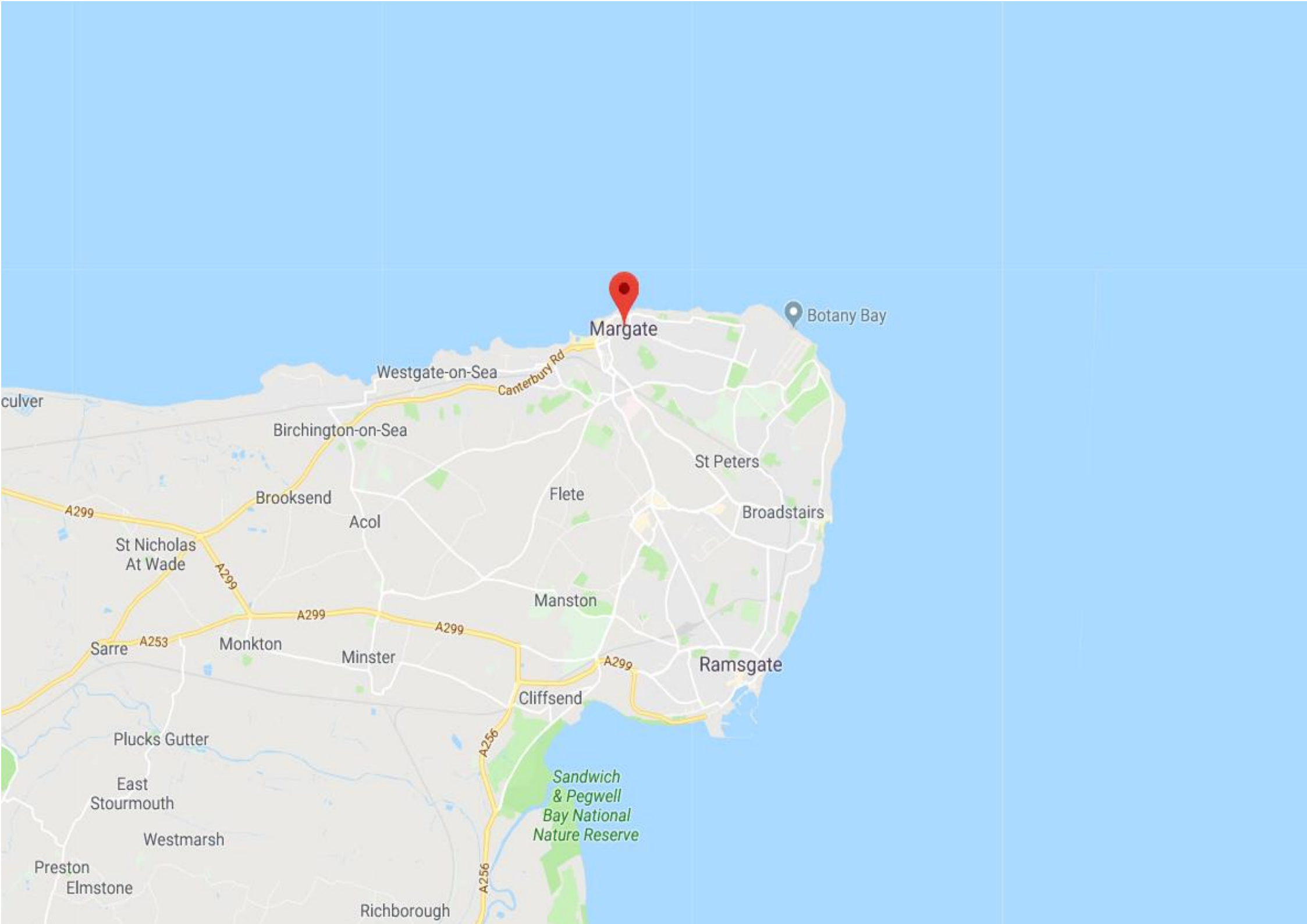


HUGE RETURNS POTENTIAL



CLOSE TO LOCAL TRAIN





















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PROPERTY TYPE  APARTMENT	BEDROOMS  2	RECEPTIONS  1	KITCHENS  1
BATHROOMS  1	ENSUITES  0	DINING ROOM  0	DOUBLE GLAZING  YES
FLOORS  1	PARKING  TBC	GARDEN  COMMUNAL AREA	EPC RATING  C69
TOWN CENTRE  0.9 MILES	UNIVERSITY  3.5 MILES	MAIN LINE TRAIN  1.3 MILES	AIRPORT  77.6 MILES



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PLOT	PROPERTY TYPE	FLOOR	ASPECT	OUTSIDE SPACE	BATH	SQ FT (APROX.)	MARKET VALUE	DISCOUNT	PURCHASE PRICE	DEPOSIT 25%	PRINCIPLE	INTEREST RATE	MORTGAGE INTEREST @ 3.5% PCM	ANNUAL MORTGAGE	RENT PCM	ANNUAL RENT	YIELD
1	2 Bed Apt	LG	Bay Window	Garden	1	570	£197,500	13%	£171,825	£42,956	£128,869	3.5%	£376	£4,510	£700	£8,400	5%
2	2 Bed Apt	LG	Bay Window	Garden	1	581	£200,000	13%	£174,000	£43,500	£130,500	3.5%	£381	£4,568	£700	£8,400	5%
3	2 Bed Apt	LG	Rear	Garden	1	570	£187,500	13%	£163,125	£40,781	£122,344	3.5%	£357	£4,282	£700	£8,400	5%
4	2 Bed Apt	G	Sea View		1	465	£190,000	13%	£165,300	£41,325	£123,975	3.5%	£362	£4,339	£700	£8,400	5%
5	2 Bed Apt	G	Sea View		1	536	£200,000	13%	£174,000	£43,500	£130,500	3.5%	£381	£4,568	£700	£8,400	5%
6	2 Bed Apt	G	Rear		1	550	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£700	£8,400	5%
9	2 Bed Apt	1	Rear		1	550	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£750	£9,000	5%
10	2 Bed Apt	2	Sea View		1	544	£200,000	13%	£174,000	£43,500	£130,500	3.5%	£381	£4,568	£725	£8,700	5%
11	2 Bed Apt	2	Sea View		1	530	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£725	£8,700	5%
12	2 Bed Apt	2	Rear		1	550	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£700	£8,400	5%
13	2 Bed Apt	3	Sea View		1	544	£197,500	13%	£171,825	£42,956	£128,869	3.5%	£376	£4,510	£725	£8,700	5%
14	2 Bed Apt	3	Sea View		1	486	£190,000	13%	£165,300	£41,325	£123,975	3.5%	£362	£4,339	£700	£8,400	5%
15	2 Bed Apt	3	Rear		1	550	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£725	£8,700	5%
16	2 Bed Apt	LG	Turret	Garden	1	689	£240,000	13%	£208,800	£52,200	£156,600	3.5%	£457	£5,481	£795	£9,540	5%
17	3 Bed Apt	LG		Garden	2	720	£230,000	13%	£200,100	£50,025	£150,075	3.5%	£438	£5,253	£825	£9,900	5%
18	2 Bed Apt	G	Turret		2	650	£240,000	13%	£208,800	£52,200	£156,600	3.5%	£457	£5,481	£795	£9,540	5%
19	2 Bed Apt	G	Sea View		1	504	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£725	£8,700	5%
21	2 Bed Apt	1	Sea View		1	504	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£725	£8,700	5%
23	2 Bed Apt	2	Sea View		1	504	£195,000	13%	£169,650	£42,413	£127,238	3.5%	£371	£4,453	£725	£8,700	5%
24	2 Bed Apt	2	Rear / Turret		2	667	£230,000	13%	£200,100	£50,025	£150,075	3.5%	£438	£5,253	£745	£8,940	4%
25	2 Bed Apt	3	Sea View		1	491	£190,000	13%	£165,300	£41,325	£123,975	3.5%	£362	£4,339	£625	£7,500	5%
26	2 Bed Apt	G	Sea View		1	491	£192,500	13%	£167,475	£41,869	£125,606	3.5%	£366	£4,396	£625	£7,500	4%
27	2 Bed Apt	1	Sea View		1	491	£192,500	13%	£167,475	£41,869	£125,606	3.5%	£366	£4,396	£625	£7,500	4%
28	2 Bed Apt	2	Sea View		1	491	£192,500	13%	£167,475	£41,869	£125,606	3.5%	£366	£4,396	£625	£7,500	4%
29	2 Bed Apt	3	Sea View		1	440	£185,000	13%	£160,950	£40,238	£120,713	3.5%	£352	£4,225	£600	£7,200	4%
TOTAL						13666	£5,015,000	13%	£4,363,050	£1,090,763	£3,272,288	3.5%	£9,544	£114,530	£17,685	£212,220	5%

*SOURCING FEES APPLY

TEAMWORK | EXCELLENCE | INTEGRITY | ACCOUNTABILITY | CUSTOMER SERVICE

Hotkey Consultancy Ltd T/A Hotkey Invest

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Registered No.9194899



RENT TO RENT

LEASE OPTION

HOUSE OF MULTIPLE
OCCUPATION

OFF PLAN

SERVICED
ACCOMMODATION

BUY TO LET

*OVERSEAS
PROPERTY*

SEMINARS


MENTORSHIP & 121
CONSULTATIONS



CONTACT

HOTKEY INVEST

An experienced and dynamic investment house here to help you develop your property investment strategy.

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