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Property brochure



CHARLOTTE COURT
ROYAL SEA BATHING
WESTBROOK
MARGATE
KENT
CT9 5NB

Price: Offers Over: £180,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Underground Parking

EPC C

Tenure LEASEHOLD
Council Tax C



margate@oakwoodhomes.biz



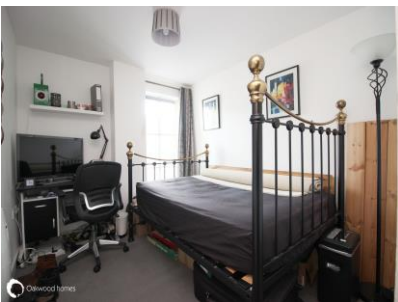
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



The Property

A WELL PRESENTED GOOD SIZED 2 BEDROOM MODERN APARTMENT WITH 2 SMALL BALCONIES IN THE POPULAR ROYAL SEA BATHING DEVELOPMENT ON WESTBROOK SEA FRONT. Early viewing is a must to appreciate the size and position of this apartment which would make an ideal first home, buy to let or holiday home. The development offers 24 hour security as well as a video entry system and underground parking. The apartment has a good sized living room/kitchen with some integrated appliances with a door to a small balcony area as well as 2 double bedrooms both with built in wardrobes and a family bathroom. There is double glazing and electric heating. Early viewing is a must.

Location

Located in the popular Royal Sea Bathing development which is situated on the sea front in Westbrook with local shops close by. The station is only 200m away and offers good rail links to London and beyond whilst across the main sands is the Old Town with its good selection of bars and restaurants.

Accommodation

Hall with large storage cupboard

Kitchen/Living Room 19'1" (5.82m) x 12'5" (3.78m) door to small balcony

Bedroom 1 11'5" (3.48m) x 10'9" (3.28m) not into built in wardrobe to one wall, door to small balcony

Bedroom 2 10'8" (3.25m) x 8'7" (2.62m) not into built in wardrobe to one wall, Juliet balcony

Bathroom 8'3" (2.51m) x 6'4" (1.93m)

Allocated underground parking space

Lease remaining - 982 years

Ground rent - £250 per annum - doubles every 50 years next increase 2054

Maintenance charges - £3172 per annum and includes water rates

N.B. The lease restricts holiday lets/AirBnB



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Third Floor



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Property brochure

Key Features

- Modern apartment
- 2 double bedrooms
- Open plan lounge/kitchen
- Double glazing, allocated parking
- 2 small balconies
- 24 hour security
- Video entry system
- Close to beach, station & Old Town

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0021226/20240722/DGDP



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