



- Retire in style.
- Sea Views And Balcony
- Two Bedrooms
- Emergency Care Line
- Lift to all floors
- Restaurant on Site

52 Darwin Court, Harold Road, Margate, CT9 2JX

£125,000

A Spacious two-bedroom second floor apartment for sale in the ever-popular Darwin Court. Built in 2006 and offering fantastic facilities for the over 55s. The apartment is well presented and boasts two double bedrooms a cosy lounge/diner with a sea facing balcony, glazed doors to the modern fitted kitchen with integrated appliances and spacious bathroom with bath and shower. Electric heating, 24hr Estate Manager/Assistants, Communal gardens and parking, lift to all floors, alarm, double glazed, communal laundry room, restaurant with waitress service (additional cost), resident lounge and function room. Keys held for immediate viewings.



Property Description

THE PROPERTY

A Spacious two-bedroom second floor apartment for sale in the ever-popular Darwin Court. Built in 2006 and offering fantastic facilities for the over 55s. The apartment is well presented and boasts two double bedrooms a cosy lounge/diner with a sea facing balcony, glazed doors to the modern fitted kitchen with integrated appliances and spacious bathroom with bath and shower. Electric heating, 24hr Estate Manager/Assistants, Communal gardens and parking, lift to all floors, alarm, double glazed, communal laundry room, restaurant with waitress service (additional cost), resident lounge and function room. Keys held for immediate viewings.

COMMUNAL GARDENS

Lovely maintained gardens with a paved patio area, secure parking available.

ENTRANCE RECEPTION

security entrance doors, managers office, communal hallway, doors open to the resident's lounge with tea and coffee making facilities, doors open to the restaurant, laundry room as well as the bin stores. There is a buggy charging area which may be available on a waiting list basis.

STAIRS AND LIFT TO ALL FLOORS

ENTRANCE HALLWAY

Coved ceiling, pull emergency cord, electric radiator, door to storage cupboard that houses the hot water tank, doors to:-

SITTING ROOM

15' 04" x 13' 04" (4.67m x 4.06m) Coved ceiling, feature fireplaces houses an electric fire, TV point, emergency pull cord, telephone point, two double glazed windows open onto the balcony plus two double glazed windows, sideways sea views, door to walk in storage cupboard, glazed doors to:-





KITCHEN

110' 01" x 7' 08" (33.55m x 2.34m) Measurements include a range of fitted base units with integrated fridge and freezer plus an electric oven to eye level plus a four-burner halogen hob. Stainless steel sink, tiled splash backs, wall mounted wall cupboards, filter hood, coved ceiling, wall mounted fan heater, double glazed window with sideways sea views.

BEDROOM ONE

18' 08" x 13' 05" (5.69m x 4.09m) Maximum measurements, Coved ceiling, two double glazed windows with sideways sea views, emergency pull cord, double wardrobe, electric heater.

BEDROOM TWO

15' 03" x 10' 11" (4.65m x 3.33m) Maximum measurement, emergency pull cord, double glazed window with sideways sea views, coved ceiling, electric heater.

BATHROOM

A spacious bathroom that features a panel bath, vanity wash hand basin, low level wc as well as a wet shower area, coved ceiling, extractor fan, emergency pull cord, heated towel rail.

LEASE DETAILS

We understand the service charge is in the region of £6000 PA

Ground rent in the region of £500 PA


Leasehold - We believe there are 108 years remaining on the lease.

MEASUREMENTS

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. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

rightmove 

Zoopla



152 Northdown Road, Cliftonville,
Margate, Kent, CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Thomas
jackson
ESTATE AGENTS

