



Oakwood homes[®]
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Property brochure



CHARLOTTE COURT
ROYAL SEABATHING
MARGATE
KENT
CT9 5NB

Price: £215,000

2 Bedrooms

Open Plan living

1 Bathroom

Allocated Parking

EPC C

Tenure LEASEHOLD
Council Tax C



margate@oakwoodhomes.biz



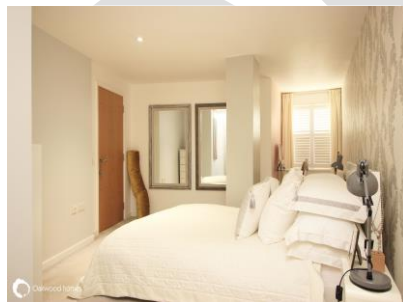
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The Property

A MODERN APARTMENT IN THE POPULAR SEA BATHING BLOCK IN WESTBROOK, CLOSE TO THE SEA. Bought from new less than 10 years ago, the owner has added their own touch by installing shutters to the windows, a new oven and induction hob and added extra storage. Accommodation consists of an open plan living area with kitchen and lounge, along with a enough space for a dining table and chairs. Bedroom 1 is a large double with built in wardrobe and bedroom 2 is an ideal guest room or office. The cotemporary bathroom is well appointed with a shower over the bath. The apartment is located on the 2nd floor accessible by lift and comes with allocated secured parking and video entry system. Call today and book your viewing.

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

Open Plan Kitchen/Living area	15'01" (4.60m) x 12'03" (3.73m)
Bedroom 1	11'08" (3.56m) increasing to 22'08" (6.91m) x 9'11" (3.02m)
Bedroom 2	9'01" (2.77m) x 8'06" (2.59m)
Bathroom	6'08" (2.03m) x 6'03" (1.91m)

Lease remaining - 983 years

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

Maintenance charges - £1640 per annum and includes water rates



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Key Features

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



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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022637/2023 | 14/CDDP

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