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Property brochure



WESTGATE BAY AVENUE
WESTGATE
KENT
CT8 8TA

Price: £185,000

1 Bedroom

1 Reception


1 Bathroom


EPC E

Tenure LEASEHOLD
Council Tax A



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The Property

This wonderful top floor apartment is perfectly located a short walk to the beach as well as Westgate train station, ideal for easy access into London. The property itself has been beautifully refurbished throughout with a modern finish. The layout consists of a large and naturally well lit open plan lounge/dining area, a galley style kitchen, a great size double bedroom and a beautiful modern bathroom with a walk-in shower. This would make a fantastic holiday home or first time buy and is situated close to a variety of restaurants, bars, cafes and other amenities as well as local bus routes. Call now to arrange your viewing.

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.

Accommodation

Lounge	17.03' (5.19m) x 13.33' (4.06m)
Kitchen	10.26' (3.13m) x 7.09' (2.16m)
Bedroom	16.05' (4.89m) x 9.21' (2.81m)
Bathroom	12.82' (3.91m) x 4.30' (1.31m)
Outside	
Communal Garden	

Lease 102 years

Service Charge £720 Per annum

Ground Rent currently £50 Per annum. Title states "£50 rising to £200" but we do not currently have the information as to how often and in what increments

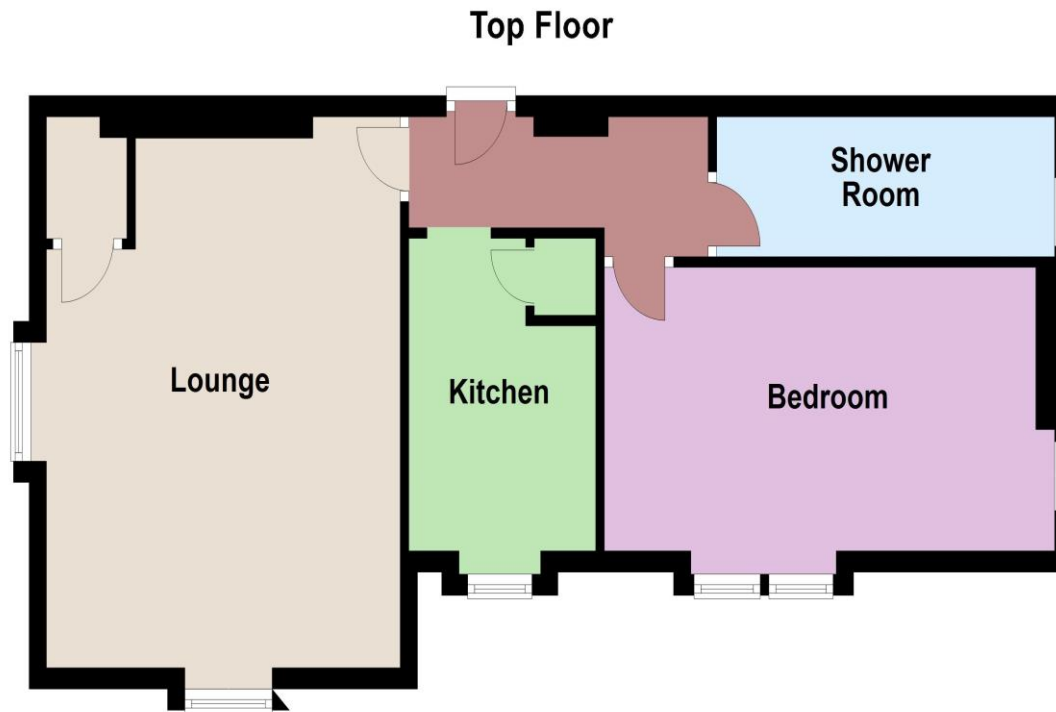


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Key Features

- Large open plan lounge/dining room
- Large double bedroom
- Extensively refurbished to a high standard
- Situated a short walk from the beach
- Communal garden
- Ideal holiday home or first time buy



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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. BIR0021665/20230918/SRDP



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