



Oakwood homes®
putting people first

Property brochure



DRESDEN COURT
WESTGATE
KENT
CT8 8PG

Price: Offers Over £158,000

1 Bedroom

1 Reception

1 Bathroom

1 Garage

EPC F

Tenure LEASEHOLD
Council Tax A



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The Property

This top floor purpose-built sea view flat is the perfect first time buy, downsize, or holiday home. Accommodation comprises lounge/diner in excess of 19' (5.79m) and a modern kitchen - both with sea views, a double bedroom and bathroom. The property comes with a pram shed for storage, garage, ideal for a car and particularly useful for anyone storing water sport equipment. There is plenty of free on street parking in the road. The beach is a walk away, with the town and train station conveniently placed. Immaculate throughout, and benefiting from share of freehold and 947 year lease remaining, this really needs to make it on your viewing list. Call Oakwood homes today!

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/diner	L shaped - longest point 19'3" (5.87m) x 13'7" (4.14m) x 7'8" (2.34m)
Kitchen	8'5" (2.57m) x 7' (2.13m)
Bedroom	11'3" (3.43m) x 10' (3.05m)
Bathroom	6'3" (1.91m) x 5'6" (1.68m)

Garage

Material Information

Lease length 999 years from 25/3/1972 leaving 947 years

1/8th share of freehold

Maintenance charge £1,200 per annum

No ground rent

The property has no mains gas

The property has no broadband, however, there is a supply socket if broadband is required.

NO air b & b



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Top Floor



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Key Features

- Beautiful sea views
- Ready to move in
- Garage for parking or storage
- Lounge/diner in excess of 19' (5.79m)
- Around the corner from the beach
- A walk to the town and train station
- Share of freehold and 947 year lease
- Ideal personal holiday home

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. BIR0023129/20240226/AWDP



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