

Property brochure



SANDPIPER COURT
FORT HILL
MARGATE
KENT
CT9 1PD

Price: £205,000


2 Bedrooms


1 Reception

1 Bathroom

EPC E

Tenure LEASEHOLD
Council Tax A

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The Property

A MODERN 2 BEDROOM SEA FRONT APARTMENT WITH SEA & HARBOUR VIEWS. Early viewing is a must to appreciate not only the position but the size of this apartment located on Fort Hill with the Old Town and everything it offers on your doorstep. There are sea and harbour views from the bedrooms and living room and the property has the peace of mind of an entry phone system, making it an ideal home or lock up and leave holiday home. The accommodation consists of 2 generous bedrooms a large living room, along with a fitted kitchen and a bathroom. We are advised the apartment comes with a share of freehold as well as NO CHAIN.

Location

Located on Fort Hill, Margate, adjacent to the Turner Contemporary Gallery, offering direct sea views across Margate Harbour from both bedrooms and a Juliet balcony off of the living room. Margate Old Town is within easy walking distance and offers a wide variety of shops, restaurants and bars. On the far side of the main beach you will find the main line railway station providing high speed access to central London and beyond.

Accommodation

Hall with two storage cupboard	
Living Room	20'10" (6.35m) x 11'0" (3.35m) with Juliet balcony and sea view
Kitchen	8'10" (2.69m) x 7'10" (2.39m)
Bedroom 1	10'1" (3.07m) x 10'0" (3.05m) with sea view
Bedroom 2	13'8" (4.17m) x 8'10" (2.69m) with sea view
Bathroom	6'8" (2.03m) x 6'6" (1.98m)

LEASE INFORMATION:

4% share of freehold
Lease remaining - 107 years
Ground Rent - Peppercorn
Maintenance Charges - £1100 per annum
No holiday lets & no pets
No parking

It is understood from the owner that the property currently does not have telephone or broadband facilities



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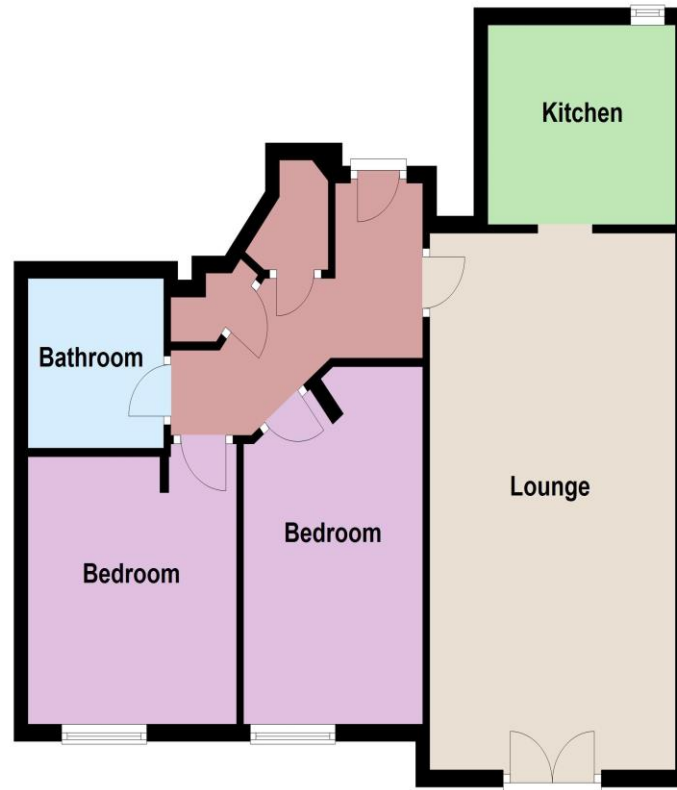


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Ground Floor



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Key Features

- Sea views
- Balcony
- 2 bedrooms
- Share of freehold
- Chain free

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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. MAR0023087/20240305/DGDP



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