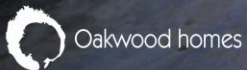




Oakwood homes®
putting people first

Property brochure



PALM COURT
ROWENA ROAD
WESTGATE
KENT
CT8 8QZ

Price: Offers Over: £155,000

1 Bedroom

1 Reception

1 Bathroom

Communal Parking

EPC C

Tenure LEASEHOLD
Council Tax C



birchington@oakwoodhomes.biz



01843 842233



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The Property

ONE BEDROOM SEA FACING APARTMENT, STUNNING SEA VIEWS! . This one bedroom third floor over 60's retirement apartment in a premier position offers all that and more. The property is ready to move in to and comprises lounge/diner in excess of 20' (6.10m) with a storage cupboard, double bedroom with fitted wardrobes, kitchen and bathroom. There is a communal lounge with full sea views, laundry room and guest room for over night stays. There are regular events for residents for those who wish to take part, encouraging a community environment. Situated across the road from the golden sands of Westgate-On-Sea, with the town, trains station and shops nearby, this is the perfect purchase for anyone looking for retirement accommodation. Call Oakwood homes to book your viewing!

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildred's 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

Entrance	
Hallway	
Lounge	20'1" (6.12m) x 16'5" (5.00m)
Kitchen	9' (2.74m) x 5'7" (1.70m)
Bedroom	13'6" (4.11m) not into wardrobe x 9'2" (2.79m)
Bathroom	6'8" (2.03m) x 5'6" (1.68m)

Material Information

All electric - no gas
Communal parking first come first serve and free on street parking.
Broadband unknown
The lease does not allow holiday lets or pets

Lease

125 years from 1997 - 98 years left.
Service Charges - £2779.30 including water.
Ground Rent £556.85 per annum The vendor has advised there will be an increase in 2042, but she does not know by how much.
Over 60's retirement - if a couple are buying one can be over 55 years old.



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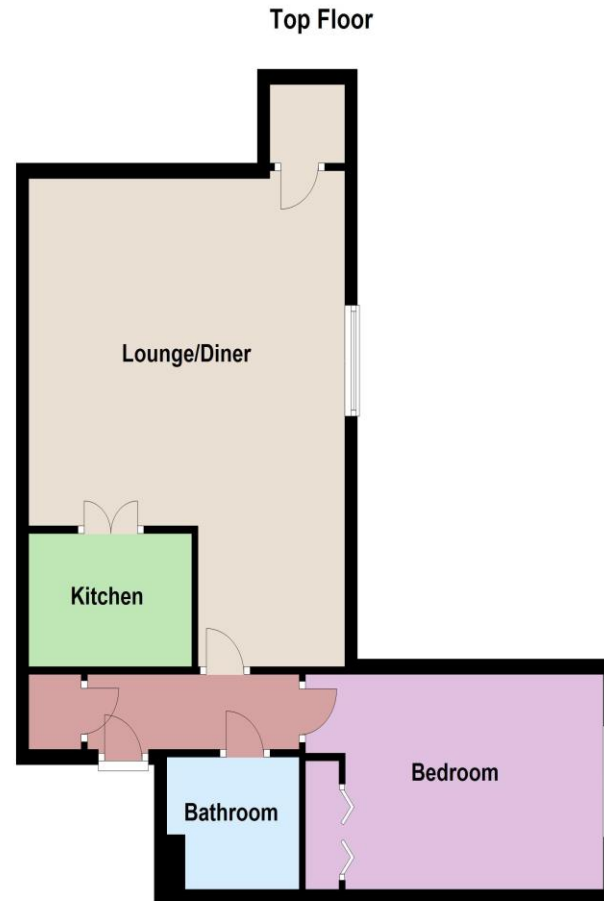
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Property brochure

Key Features

- Chain free
- Direct sea views from lounge & bedroom
- Ready to move in
- Lovely decorative order
- Premier position in the development
- Resident's lounge
- Video door entry system (linked to owner TV)
- 24 hour emergency Apello call system

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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. BIR0023833/20240813/AWDP



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