



Oakwood homes[®]
putting people first

Property brochure



PALM COURT
WESTGATE
KENT
CT8 8QZ

Price: £140,000

1 Bedroom

1 Reception

1 Bathroom

EPC B

Tenure LEASEHOLD
Council Tax C



birchington@oakwoodhomes.biz



01843 842233



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The Property

Guide Price £140,000 - £145,000 Chain free and set on the second floor and serviced block with communal lift, this modern one bedroom over 60's retirement flat is a fabulous size. Comprising lounge with dining section, kitchen, bathroom and bedroom, we think you will agree it has a very contemporary feel. Palm Court has an attractive communal lounge with direct sea views, laundry room and guest rooms for visitors to stay overnight. The views over the sea are stunning, particularly the sunsets, plus you are a walk away from the town, buzzing with beautiful shops, restaurants and cafes, plus the train station. 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 to hall way

Storage cupboard

Lounge 19'7" (5.97m) x 18'5" (5.61m) at longest point 10' (3.05m) narrowest point

Kitchen 7'6" (2.29m) x 7'2" (2.18m)

Bedroom 13'6" (4.11m) x 9' (2.74m)

Bathroom 6'8" (2.03m) x 5'3" (1.60m)

Resident's car park

Lease 125 years from 1/8/1997 - leaving 98 years

N.B we have been unable to obtain lease details however the following are from another flat in the block:

Ground rent £559.85 next increase 2041, amount unknown

Maintenance £2,749.30pa including water



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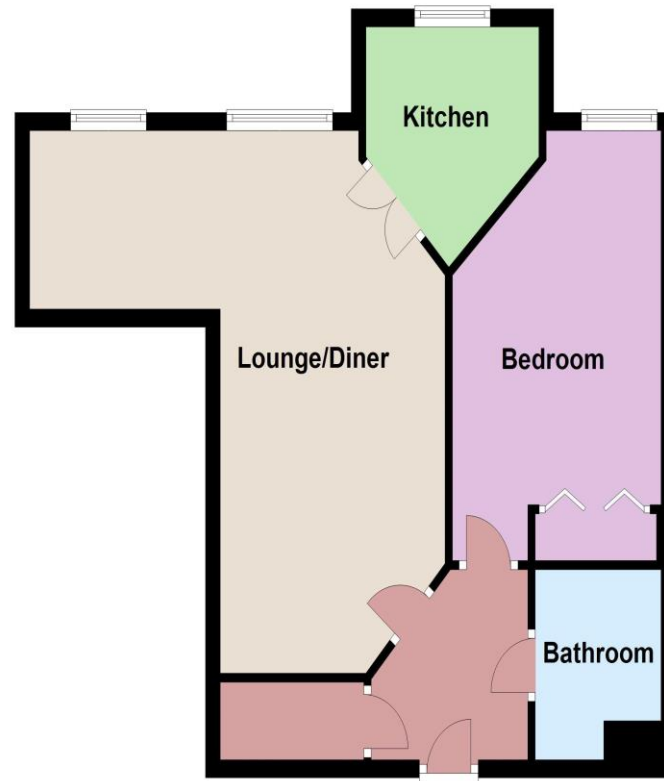
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Second Floor



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Key Features

- Guide Price £140,000 - £145,000
- Chain free
- Modern kitchen, bathroom and living space
- Over 60's retirement accommodation
- Communal lounge with sea views
- A short walk to the town and beach
- Popular Westgate

Need a mortgage..?

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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. BIR0023988/24091 IAWCW



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