



Oakwood homes[®]
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Property brochure



HOLLYWOOD COURT
10-11 ROYAL CRESCENT
MARGATE
KENT
CT9 5AJ

Price: Offers Over: £325,000

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD
Council Tax B



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The Property

LARGE PENTHOUSE APARTMENT WITH DIRECT SEA VIEWS! Offering 3 double bedrooms, a modern fitted kitchen, family bathroom, W.C and a large living room. Other benefits include full double glazing and the property is being sold with a share of the freehold and long lease. The building also benefits from a lift as well as a large communal garden with direct access onto the sea front and beach beyond. The views on both sides of the apartment are stunning, with sea views from the kitchen and living room, where you can see across the main sands to the Turner Contemporary in the East and get stunning sunset views to the West, while all of the bedrooms boast atmospheric views across Margate town. The apartment, due to its size, would be ideal as a family home, but would also make the perfect holiday home due to its proximity to the station & Old Town. Being sold chain free.

Location

Perfectly located within just 350m of the mainline station and overlooking the main sands, with Margate Old Town and the Turner Contemporary just the other side of the main beach. Iconic Dreamland is situated between the apartment and the Old Town. Good road links and public transport are immediately to hand, and Westwood Cross and all its facilities are only 2.5 miles away.

Accommodation

Entrance Hall

Lounge 18'06" (5.64m) x 14'10" (4.52m)

Kitchen 14'10" (4.52m) x 9'06" (2.90m)

Bedroom 1 12'10" (3.91m) x 10'03" (3.12m)

Bedroom 2 12'10" (3.91m) x 9'6" (2.90m)

Bedroom 3 12'10" (3.91m) x 7'6" (2.29m)

Bathroom 8'10" (2.69m) x 6'0" (1.83m)

Separate WC

Communal Gardens Leading to the beach.

On street parking is available outside the property

Lease Information:

- Share of Freehold 1/18th share
- Lease Remaining - 993yrs
- Maintenance Charge P.A - £1688
- Ground Rent - £0

Agents Note: Holiday lets are not allowed in this building.

Broadband is delivered via broadband to the cabinet



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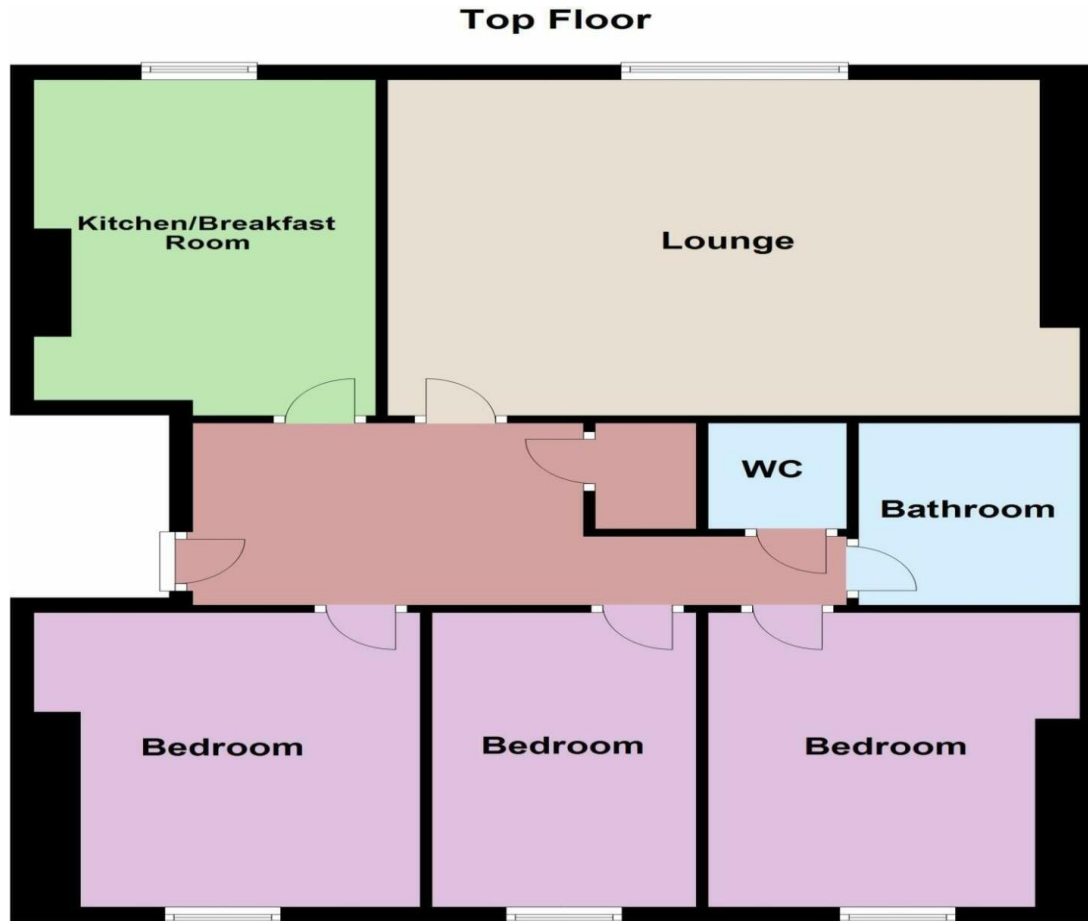
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Key Features

- Penthouse apartment
- Direct sea views
- Lift service
- 3 bedrooms
- Lounge
- Fitted kitchen
- Close to the station
- Communal gardens with direct access to sea front & beach
- Share of freehold & long lease

Need a mortgage..?

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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. MAR0024083/20241010/ASDP



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