

 **01843 80 80 88**

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



St Mildreds Court, Beach Road, Westgate-On-Sea



- Ideal Investment or First Time Buy
- Very Close to Seafront
- One Double Bedroom Apartment
- Double Glazing Where Stated

- Fitted Kitchen
- Communal Parking
- Popular Location
- View Now

£ 109,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OPPORTUNITY KNOCKS FOR ALL INVESTORS AND FIRST TIME BUYERS. Xpertagents are pleased to be offering for sale this one bedroom apartment formerly a grand hotel, situated only a stones throw away from the ever popular St Mildreds Bay. In brief the property will offer good size living accommodation, fitted kitchen, double bedroom measuring 15 x 8 and a fitted bathroom with a wall mounted shower over the bath. Other benefits will include sealed unit double glazed windows where stated. One massive benefit for any buyer looking to let the property is that it already has a tenant in situ, and will have a shorthold tenancy agreement until the end of March 2015. Please call Xpertagents today to arrange your internal viewing.

Communal Entrance

Located at the front of the building via wooden double doors with security entrance system to main lobby.

Flat Entrance

Via hardwood door leading to:-

Hallway

Shelving to one side, laminate flooring, opening to:-

Lounge 4.19m (13'9") x 3.84m (12'7")

Two high level sealed unit double glazed windows to rear, coved ceiling, fitted shelves to one side, TV and telephone points, telephone entry system, laminate flooring, sealed unit double glazed door lending another entrance/exit onto Beach Road, hardwood door to:-

Kitchen 2.64m (8'8") x 2.57m (8'5")

A range of matching wall and base units with complimentary work surfaces over, fitted electric oven and hob with extractor hood above, single bowl stainless steel sink unit and drainer, space and plumbing for washing machine, small breakfast bar, localised tiling, tiled floor.

Inner Hallway

Laminate flooring and hardwood doors to:-

Bedroom 4.65m (15'3") x 2.62m (8'7")

Dual aspect sealed unit double windows to rear, laminate flooring.

Bathroom 2.24m (7'4") x 2.18m (7'2")

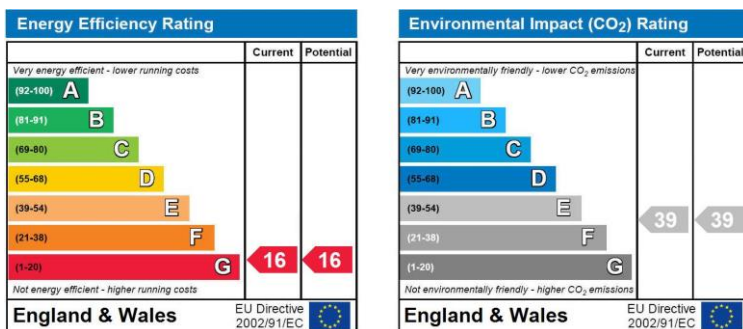
Suite comprising of a panelled bath with wall mounted shower over, low level flush WC, pedestal wash hand basin, local tiling, tiled flooring.

Communal Parking

Communal parking located to the front of the building.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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