

**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



## 29 Charlotte Court, The Royal Seabathing, Margate



- Two Bed Luxury Apartment
- High End Finish
- Fully Equiped Kitchen
- Views Over Courtyard

- No Chain
- Close To Westbrook Bay Beach
- Close to Local Amenities
- Great Storage With Built In Wardrobes In Both Bedrooms

**£ 129,995**

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.

FANCY LIVING IN A NEW BUILD SET WITHIN A GATED DEVELOPMENT! Calling all Investors only!!! Xpertagents are pleased to be offering this first floor flat to the market. The flat boasts two bedrooms, open plan lounge/diner with a fully equipped kitchen, family bathroom and great storage facilities all set within a private gated development including 24 hour security. The apartment is conveniently situated close to local amenities including Margate train station, bus routes and Westbrook beach being very close by. You need not worry about parking as it comes with allocated parking bay in the underground car park. So if this ticks a lot of the boxes then why not give us a call to book your accompanied viewing today!

**Entrance Hall**

Carpet flooring, storage cupboard, electric radiator, video entry phone system, oak veneered doors leading to all rooms :

**Kitchen 3.50m (11' 6") x 2.40m (7' 10")**

Modern range of wall and base units with contemporary work top over, localising tiling, stainless steel sink unit, built in electric oven and hob with extractor hood over, integrated fridge/freezer, slim line dishwasher, washing machine.

**Lounge/Diner 3.90m (12' 10") x 3.60m (11' 10")**

Two double glazed sash windows to side, carpet flooring, electric radiator, multimedia sockets for digital TV and Sky+.

**Bedroom One 3.10m (10' 2") x 3.10m (10' 2")**

Double glazed window to side with juliette balcony, built in double wardrobe, multimedia sockets for digital TV and Sky+, carpet flooring, electric radiator.

**Bedroom Two 3.90m (12' 10") x 2.00m (6' 7")**

Double glazed window to side with juliette balcony, electric radiator, built in double wardrobe, multimedia sockets for digital TV and Sky+, carpet flooring.

**Bathroom 1.90m (6' 3") x 1.90m (6' 3")**

Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower attachment over, glass shower screen, heated towel rail, extractor fan, partially tiled walls, tiled flooring.



**Parking**

Allocated underground parking space for one car.

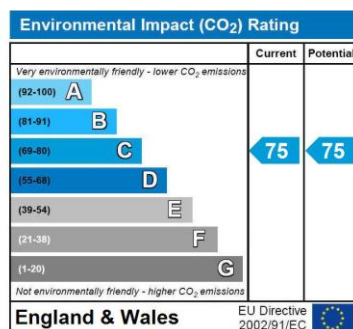
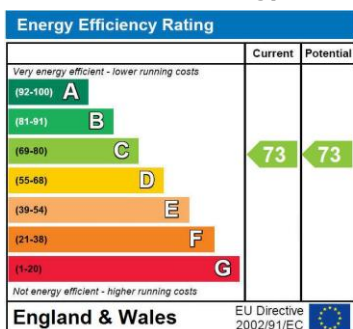
**Agent Notes**

This property is being marketed for INVESTORS only.

Lease: 999 Years

Maintenance/service and ground rent : £1622 per annum

**Energy Performance Certificate**



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

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