

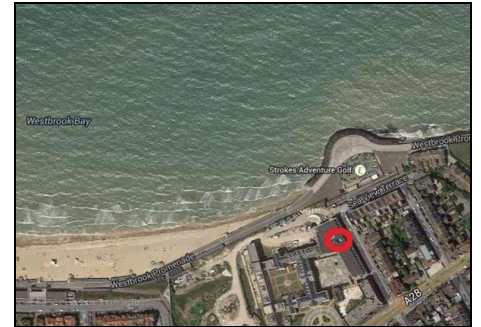
01843 80 80 88

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

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



Charlotte Court.
The Royal Seabathing, Canterbury Road, Westbrook, Margate
£ 129,995



- Two bedroom partment built in 2014
- Close to Beaches, train station and local shops
- Ideal first time purchase, Buy to let or Holiday home
- Secure allocated underground parking
- Gated development with 24 hour security
- Offered with NO ONWARD CHAIN

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MODERN LIVING SET WITHIN A GATED SECURE DEVELOPMENT CLOSE TO THE SEA, STATION & LOCAL SHOPS.

Xpertagents are pleased to be offering this first floor apartment situated in the very popular Royal Seabathing. Built in 2014 The property boasts two bedrooms, open plan lounge/diner with a fully equipped kitchen, 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. This property would suit, first time buyers, buy to let investors or someone looking for a secure holiday retreat for the weekends. Early viewing is recommended.

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.



Energy Performance Certificate

To Follow



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

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