

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



Hadlow Drive, Palm Bay, Margate

£ 125,000



- **Ideal first time buy / Investment Property**
- **Two bedrooms**
- **First floor purpose built apartment**
- **Lounge / Diner**
- **Kitchen / Breakfast room**
- **Garage en-bloc**
- **No onward chain**
- **Early viewing recommended**

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.

IDEAL FIRST TIME BUY, INVESTMENT PURCHASE OR HOLIDAY HOME. This two bedroom first floor apartment situated in the ever popular Palm Bay area is ideally situated for local shops, bus routes and amenities. Cliff top walks and sandy beaches really are just a short walk away and with Kingsgate and Broadstairs bays also close by this property really is in a prime location.

Accommodation comprises; two good sized bedrooms, lounge/diner, Kitchen/breakfast room, bathroom and garage. Other benefits include communal gardens, double glazing, and electric storage heating. Viewing is by appointment with Xpertagents.

Property overview

Communal entry door via an entry phone to a communal hallway with a staircase to first floor leading to entrance door to the apartment.

Inner entrance Hall
Doors leading to all rooms

Lounge/Diner
17' 7" x 13' 1" (5.36m x 3.99m)
Dual aspect windows, two storage heaters.

Kitchen/Breakfast Room
12' 8" x 11' 9" (3.86m x 3.58m) Range of matching wall and base units with work surfaces, cooker point, inset stainless steel sink unit, space for dining table, windows to the side and rear overlooking the communal gardens.

Bathroom
7' 2" x 6' (2.18m x 1.83m)
Panelled bath, pedestal wash hand basin, low-level WC, laminate flooring, window to the rear.

Bedroom 1
11' 5" x 10' 1" (3.48m x 3.07m) Window to the front, wall-mounted heater.

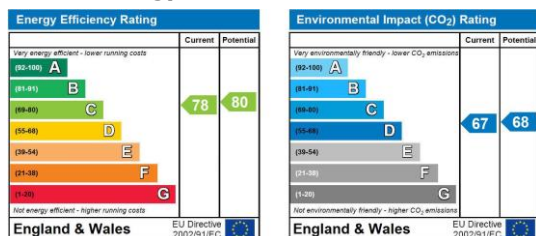
Bedroom 2
9' 6" x 7' 9" (2.90m x 2.36m) Double glazed window to the rear, wall mounted heater.

Exterior

Communal lawned gardens surrounding the property with established shrubs and borders.

Garage
17' 7" x 8' 2" (5.36m x 2.49m) Garage with an up and over door.

Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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