

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



Alexandra Court, the Royal Seabathing, Canterbury Road, Westbrook
£ 695 pcm



- **Luxury apartment on secure development**
- **Two double bedrooms**
- **En-suite to master bedroom**
- **Direct sea views from lounge and master bedroom**
- **Modern fitted kitchen**
- **Allocated parking**
- **Close to shops, train station and beach**
- **Available to view now**

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.

Xpert agents are offering TO LET a quality property in the secure Royal Seabathing development. This luxury apartment is located close to lovely beaches and within walking distance of the bustling 'Old Town' area of Margate. The property boasts direct sea views from both the master bedroom and the lounge. Accommodation comprises; two double bedrooms, luxury en-suite bathroom to bedrooms one, family bathroom, large living area and a well equipped modern kitchen. The apartment is set in a private gated development, close to Margate Station with fast rail links to London. Early viewing is recommended.

Communal entrance via secure gated access.

Front door leading to;

Entrance hall - Wall mounted entry phone system, wood laminate flooring, radiator, large sash window to side over looking courtyard, doors leading to principle rooms.

Living room - (18'6" X 16'7") to include open aspect Kitchen) Two large sash windows to rear with direct sea views, wood laminate flooring, 2 radiators, open aspect to;

Kitchen - Range of modern wall and base units with single drainer sink unit and roll top work surfaces over, integrated oven and hob with extractor hood over, recess and plumbing for washer dryer, integrated fridge freezer, part tiled walls.

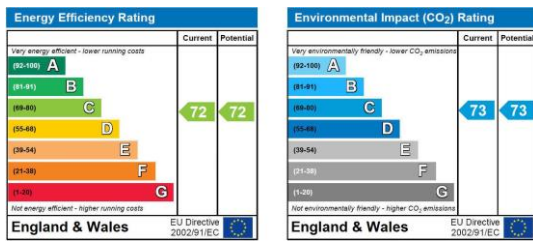
Master bedroom - (16'10 X 13'3") Large sash window to rear with direct sea views, radiator, wood laminate flooring, door leading to;

En-suite - Matching modern suite comprising double walk in shower with wall mounted main operated shower, tiled walls, low level WC, hand basin, wall mounted heater, extractor fan.

Bedroom two - (10'4" X 9'8") Large sash window overlooking courtyard, radiator.

Bathroom - Suite comprising panelled bath with mixer taps, matching low level WC, hand basin, part tiled walls, widow to rear, extractor fan.

Energy Performance Certificate



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

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