



48 Charlotte Court, Royal Seabathing, Margate.

£ POA





Luxury apartment with sea facing balcony boasting uninterrupted sea views over Westbrook bay and across to Margate Harbour.

Boasting over 1000sq ft and finished to a high specification including bespoke fitted Neville Johnson furniture in the lounge and bedrooms, Smallbone bathrooms and comprehensively fitted kitchen, Oak veneered Internal doors throughout, Oak flooring, Sonos home ceiling speaker system fitted in the lounge, kitchen and master bedroom and contemporary furnishings, this is spectacular property has all the comforts of modern living.

You need not worry about parking as the property has two dedicated parking spaces located in the secure underground parking area which is serviced by two lifts from underground to the top floor. The development is a secure gated complex and also comes with 24 hour security.

Charlotte Court has two private walkways onto the promenade and is just a few steps from sandy beaches and a pleasant walk into Margate Old Town with its array of Restaurants, Cafe's, bars, boutiques and Turner Contemporary Centre. For the commuter, Margate train station is only short walk away and transport links to the nearby town of Broadstairs and Westwood Cross shopping centre are all close by.





**Hallway**  
 Large "L" shaped hallway with Oak flooring, built in storage cupboards, separate airing cupboard housing hot water tank, wall mounted heater, ceiling spotlights, video entry phone system, LED spotlights, utility room with space and plumbing for washing machine and tumble dryer.

**Open plan Kitchen / Breakfast area**  
 Bespoke fitted Smallbone kitchen comprehensively fitted with sleek wall and base units incorporating deep storage drawers and floor to ceiling larder storage drawer, concealed lighting, integrated siemens dishwasher and fridge freezer, lebherr wine cooler, integrated siemens triple oven incorporating a micro combi oven, fan oven and warming drawer, siemens coffee maker, granite work surfaces with fitted glass ceramic induction hob with matching Steel & Black Glass Chimney extractor hood, stainless steel sink with mixer tap and Insinkerator waste disposal, Insinkerator hot tap. Oak fitted flooring, recessed Sonos ceiling speakers, LED spotlights, granite breakfast bar and stools, double glazed sash window to rear. Open aspect to living area.

**Living room**  
 Bright room with sea views and double glazed door leading out onto balcony, wall to wall contemporary hand crafted lounge furniture by Neville Johnson incorporating shelves, drawers and glass displays with concealed lighting. Wall mounted 55 inch smart TV and Sonos ceiling mounted cinema speakers, Oak flooring, wall mounted heater.

**Balcony**  
 Uninterrupted sea views and views over Westbrook bay and across to Margate Harbour and Turner Contemporary Centre.

**Master Bedroom**  
 Bright room with door opening onto balcony, carpet flooring, fitted with Neville Johnson fitted bed with storage drawers under, matching headboard with concealed lighting and matching bedside cabinets, walk in dressing area with fitted bespoke bedroom furniture incorporating wardrobes and drawers, Sonos ceiling speaker system, LED ceiling lights, wall mounted heater, wall mounted 42" smart TV, door leading to;

**En-suite Shower room**  
 Smallbone designed and fitted with tiled walls and flooring, wall hung double flush WC, contemporary curved wall hung vanity unit with hand basin and chromed mixer tap, wall mounted back lit bathroom mirror cabinet, tiled recessed shelf with LED lighting, walk in tiled double shower cubicle with ZUCCHETTI Shower and recessed square overhead shower, separate wall mounted shower attachment LED ceiling lights, chromed vertical towel rail, ceiling extractor fan, double glazed door leading onto balcony with obscured glass.



### Bedroom Two

Double glazed sash window to rear, carpet flooring, fitted with Neville Johnson fitted bed with storage drawers under, matching headboard with concealed lighting and matching bedside cabinets, LED ceiling lights, wall mounted heater, wall mounted 32" smart TV.

### Bedroom Three

Double glazed window to rear, carpet flooring, wall mounted heater, LED ceiling lights, wall mounted 32" smart TV.

### Shower room

Smallbone designed and fitted with tiled walls and flooring, wall hung double flush WC, Oak vanity unit with hand basin and wall mounted chromed mixer tap, wall mounted back lit bathroom mirror cabinet, tiled recessed shelf with LED lighting, walk in tiled double shower cubicle with ZUCCHETTI Shower and recessed square overhead shower, separate wall mounted shower attachment LED ceiling lights, chromed vertical towel rail, ceiling extractor fan.

### Outside

Communal courtyards and walkways leading to promenade.

Underground parking and two allocated parking bays.

### Agents Notes

Lease Details : 999 Years from 2012.

Service / Maintenance and Ground Rent Cost : £TBC

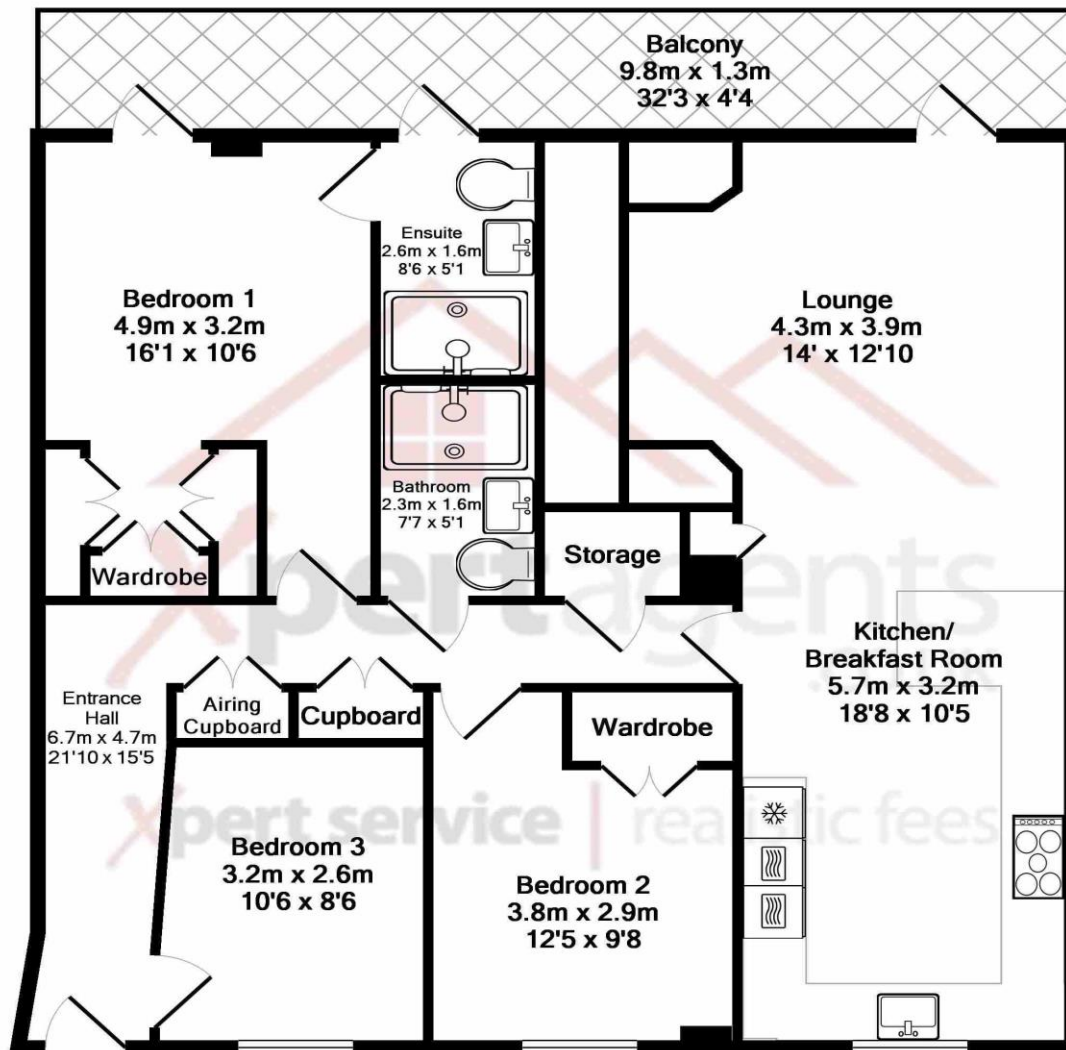
Includes water and sewerage rates, buildings Insurance, lift maintenance, car park, communal area maintenance and security.

### Kent Office

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### Essex & London Office

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Total Approx. Floor Area 94.1 Sq.M. (1013 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only



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