



Oakwood homes[®]
putting people first

Property brochure



CHARLOTTE COURT
ROYAL SEA BATHING
WESTBROOK
MARGATE
KENT
CT9 5NB

Price: Offers over £250,000

.....
2 Bedrooms

.....
2 Receptions

.....
2 Bathrooms

.....
Secure Parking

.....
EPC C

.....
Tenure LEASEHOLD
Council Tax C



margate@oakwoodhomes.biz



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

A REALLY GENEROUS SIZED 2 BEDROOM GROUND FLOOR APARTMENT WITH USE OF A PRIVATE COURTYARD, IN A MODERN BLOCK IN A GREAT SEA FRONT LOCATION WHICH IS A CREDIT TO THE CURRENT OWNERS AND MUST BE SEEN. This beautifully presented and stunning apartment has been updated by the current owners and is one of the bigger 2 bedroom apartments in the block itself. The main kitchen/living room is 25ft long with a well appointed upgraded kitchen, with a breakfast bar and high quality integrated appliances. A door way from the living area leads to the courtyard. The bedrooms are both good sized doubles with bedroom 1 having an en-suite and bedroom 2 having built in wardrobes and a door with small standing balcony with views towards Westbrook Bay and the sea. There is a parking space in the underground car park immediately under this block which has security gated access in Westbrook Road. The building has 2 lifts including down to the parking level. This apartment simply must be seen to appreciate the size and condition of the property.

Location

Located in Charlotte Court which is part of the Royal Sea Bathing Complex on the sea front in Westbrook, with shops and cafes close by. There is also easy access to the railway station which is approx 200m away providing good transport links to London and beyond and across the far side of the main sands in the Old Town with its good selection of bars and restaurants.

Accommodation

Hallway with storage cupboards

Kitchen/Living Room 25'2" (7.67m) x 12'0" (3.66m)

Bedroom 1 17'1" (5.21m) x 9'0" (2.74m)

En-Suite 7'3" (2.21m) x 6'2" (1.88m)

Bedroom 2 11'6" (3.51m) x 11'4" (3.45m) not into built in wardrobes

Shower Room 9'0" (2.74m) x 6'2" (1.88m)

OUTSIDE

Use of enclosed courtyard area

Secure underground parking space

Lease Details

Lease remaining - 980 years of 999

Ground rent -£250

Service charge - £3900

Pets allowed - no holiday lets

Agents Note - 1. Please note whilst there is use of the private courtyard this does not appear on file plans or title documents.

2. Red Rock took over the property management from Harriss Properties on 1st July 2024. There has been negotiation between Red Rock and leaseholders and we are assured that they are being reviewed and will decrease over the next 6 months.



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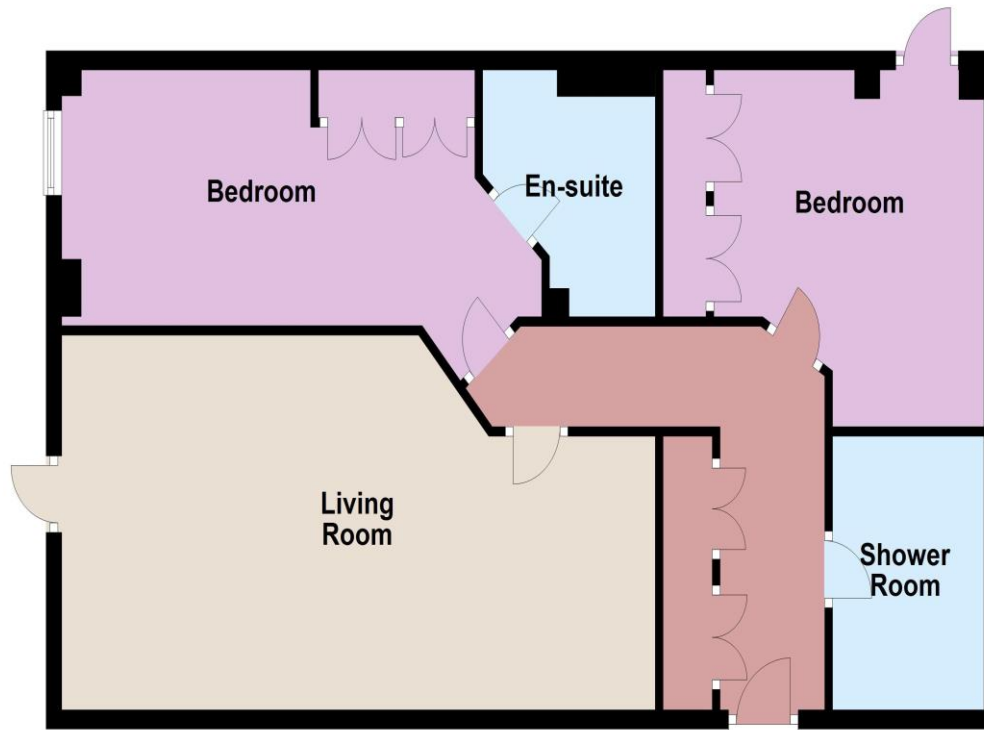
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Ground Floor



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Plan produced using PlanUp.

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0023788/20240730/DGDP

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Key Features

- Large modern apartment
- 2 double bedrooms
- En-suite
- 25ft Kitchen/living room
- Integrated appliances
- Shower room
- Lift to all floors
- Use of outside space
- Secure parking
- Must be Seen

Need a mortgage..?

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