

## Property brochure



ALEXANDRA COURT  
ROYAL SEA BATHING  
WESTBROOK  
MARGATE  
KENT  
CT9 5NT

Price: £300,000

2 Bedrooms


1 Reception

2 Bathrooms

Secure Under Ground Parking

EPC E

Tenure LEASEHOLD  
Council Tax C

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### The Property

A BEAUTIFUL 2 BEDROOM APARTMENT WITH STUNNING DIRECT SEA VIEWS IN A SECURE GATED COMPLEX, CLOSE TO THE STATION, OLD TOWN AND THE SEA FRONT. Located in the popular Royal Sea Bathing development in a stunning listed period building and offering generous accommodation on the first floor. The apartment has a nice sized living room with those amazing views, leading to a fitted kitchen with integrated appliances. Off the hallway is bedroom 2 overlooking the courtyard, along with the bathroom, before leading into bedroom 1 which again benefits from the stunning direct sea views and also has an en-suite. There is an allocated parking space in the underground car park as well as an entry system. This home is a credit to the current owners and the views need to be seen to be believed!



### Location

Located in the popular and well situated Royal Sea Bathing complex on the sea front in Westbrook with local shops close by. The station is very close by and offers good transport links to London and beyond, whilst over the far side of the main sands is Old Town with its great selection of bars and restaurants.

### Accommodation

Entrance Door

Hallway

Living Room 17'0" (5.18m) x 13'5" (4.09m) with direct sea views

Kitchen 10'7" (3.23m) x 5'2" (1.57m)

Bedroom 1 14'7" (4.45m) x 14'0" (4.27m) with direct sea views

En-suite 6'7" (2.01m) x 4'10" (1.47m)

Bedroom 2 10'1" (3.07m) x 9'5" (2.87m)

Bathroom 6'6" (1.98m) x 6'4" (1.93m)

Allocated Parking Space in underground car park

Lease Details

Lease Remaining - 981 years

Ground Rent - £250 per annum

Maintenance Charges - £3000 per annum include water rates

Pets Allowed - No Holiday Lets/AirBnB

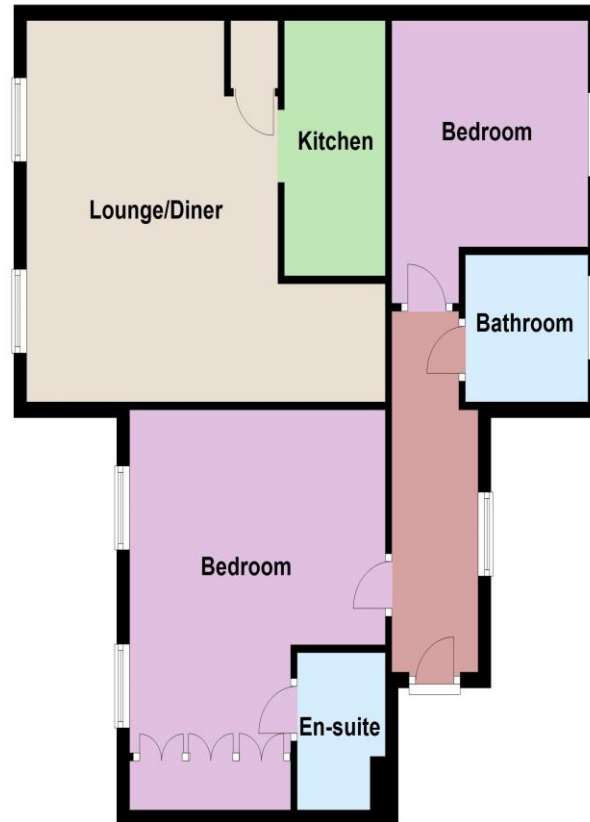
Broadband is delivered via fibre to the property





Oakwood homes<sup>®</sup>  
putting people first

Top Floor



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Plan produced using PlanUp.

## Property brochure

### Key Features

- Stunning direct sea views
- Beautiful first floor apartment
- 2 double bedrooms
- En-suite & bathroom
- Large living room
- Fitted kitchen
- Allocated parking
- Gated complex
- Entry system
- Great location

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0023832/20240828/DGDP



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