



Flat 20, Alexandra Court, Royal Sea Bathing, Canterbury Road, Margate, CT9 5NT

Guide Price £230,000



Alexander Russell

your personal estate agent

## Flat 20, Alexandra Court, Royal Sea Bathing, Canterbury Road, Margate, CT9 5NT

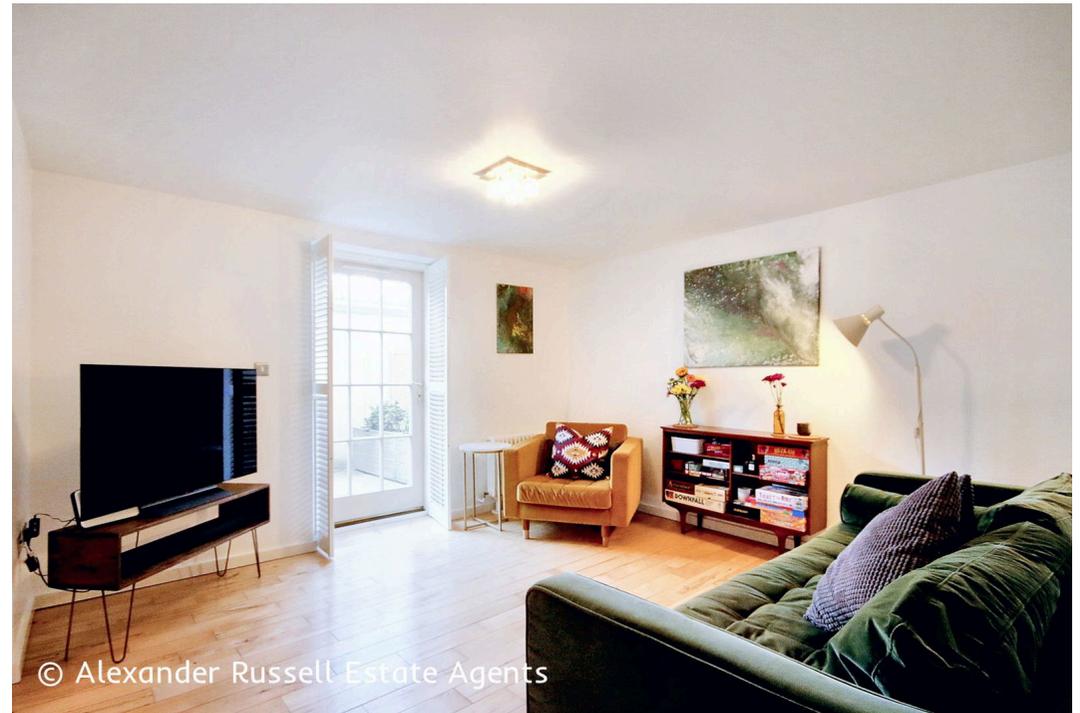
Situated within the prestigious and historic Royal Sea Bathing development, this immaculately presented lower ground floor apartment offers an exceptional blend of character and contemporary comfort. The apartment boasts two well-proportioned bedrooms and two stylish bathrooms, providing a perfect balance of space and modern living. The master bedroom benefits from an ensuite shower room, offering a private sanctuary to unwind after a long day.

The spacious reception room exudes warmth and charm, creating a welcoming environment ideal for both relaxing and entertaining. French doors open onto a generously sized private patio garden, providing a peaceful outdoor haven to enjoy morning coffee or alfresco dining. The modern kitchen is thoughtfully designed with ample storage and worktop space, catering to the needs of everyday living.

Further enhancing the appeal of this home is the allocated underground parking within the secure gated development, offering peace of mind and convenience. The location is superb, with Margate's beautiful sandy beaches and the train station just a short distance away, making it perfect for commuters and those looking to embrace coastal living.

- 4 minute walk to the beach
- Less than 10 minute walk to the station
- Mainline station with regular and high speed services to London
- Integrated white goods
- Ready to move in
- Local amenities - restaurants, pubs, shops and a local supermarket

This property also benefits from a long lease, adding to its attractiveness for buyers seeking a secure and lasting investment. Combining the charm of its historic surroundings with modern comfort, this delightful apartment is a rare opportunity not to be missed.





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## LOWER GROUND FLOOR -

Hallway

Living Room - 3.76m x 3.66m (12'4" x 12'0")

Kitchen - 3.58m x 2.11m (11'9" x 6'11")

Master Bedroom - 4.06m x 2.67m (13'4" x 8'9") // 3.76m (12'4") into wardrobe

Ensuite

Bedroom Two - 2.77m x 2.16m (9'1" x 7'1") // 3.18m (10'5") into wardrobe

Bathroom - 2.11m x 1.91m (6'11" x 6'3")

## EXTERNAL -

Patio garden to rear. Allocated underground parking.

## TENURE -

Leasehold with 985 years remaining (999 years from 05/04/2011)

Service Charge: £234.33 per month

Ground Rent: £100 per year

## COUNCIL TAX -

Thanet District Council

Band C (£1,983.39 PA)

## EPC RATING -

75 | C

## SERVICES -

All mains services connected.

## HEATING -

Gas Central Heating.

## BROADBAND -

Fibre to the Cabinet Broadband available.

Full Fibre Broadband not yet available.

## LISTED BUILDING -

Yes



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**CONSERVATION AREA -**  
No

**PARKING -**  
Secure, underground allocated parking.

**OUTSIDE SPACE -**  
Patio garden to the rear.

**RESTRICTIONS, RIGHTS AND EASEMENTS -**  
\* No holiday letting permitted in the building  
To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. Standard leasehold covenants apply, and we strongly recommend that you verify all details with your legal representative.

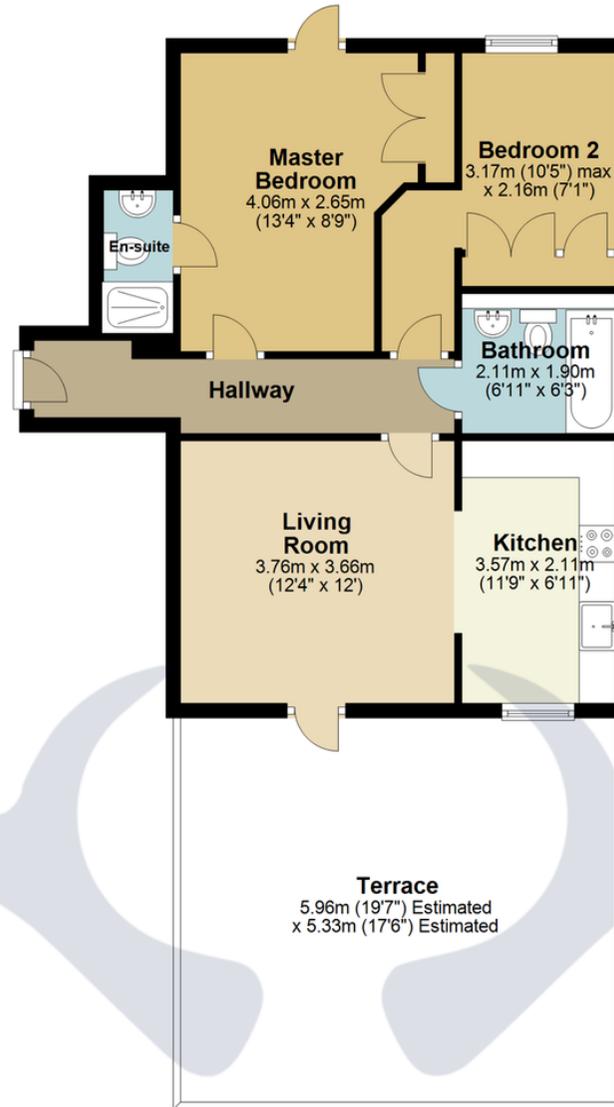
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*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.*



### Ground Floor

Main area: approx. 57.3 sq. metres (616.3 sq. feet)  
Plus terrace, approx. 31.8 sq. metres (341.8 sq. feet)



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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.