

Westgate-on-Sea - Tower House, 125 Canterbury Road, Kent CT8 8NW
Freehold Residential Block Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



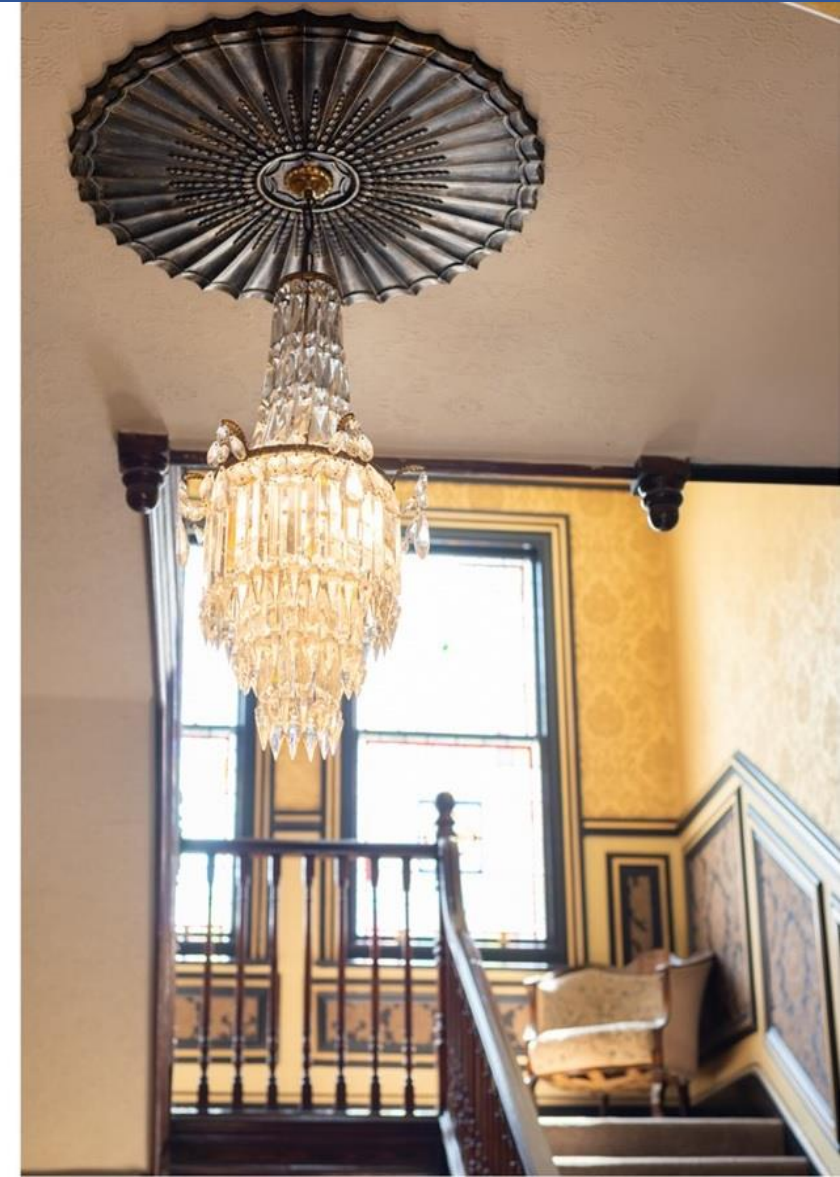
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Investment Consideration:

- Purchase Price: POA
- Comprises a unique development of twelve luxury apartments and one luxury cottage on a site of 1 acre.
- Total area size 2,550 sq m (27,448 sq ft)
- Grade II listed building
- Gated development with allocated parking, communal gardens, lift & gymnasium.
- Ideal for high end serviced accommodation/ residential training centre, being located next to St. Augustine's events venue.
- Significant capital allowance for commercial use subject to survey.
- Low stamp duty as multiple dwellings, especially purchased before April 2021.
- Further development potential
- The winner of the International Property Awards 2020 for residential redevelopment in Kent
- Located in predominantly residential area close to Westgate-on-Sea train station, Westgate & Birchington Golf Club, Westgate Library and Chartfield School.



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Property Description:

The property comprises a unique development of twelve luxury apartments and one luxury cottage within a Grade II listed site dating back to the 1870's, comprising over 2,550 sq m (27,448 sq ft). All the apartments benefit from beautifully appointed communal areas including a grand entrance hall, lift to all floors, gated allocated parking, resident gymnasium and communal gardens. The property is located on a site of 1 acre.



Property	Description
Flat 1 - Aquamarine (Ground Floor)	388 sq m (4,176 sq ft) 2 Receptions, 2 Bathrooms, 4 Bedrooms
Flat 2 - Pearl (Ground Floor)	214 sq m (2,303 sq ft) 3 Receptions, 2 Bathrooms, 3 Bedrooms
Flat 3 - Garnet (First Floor)	89 sq m (958 sq ft) 2 Receptions, 1 Bathroom, 2 Bedrooms
Flat 4 - Sapphire (First Floor)	136 sq m (1,464 sq ft) 3 Receptions, 2 Bathrooms, 4 Bedrooms
Flat 5 - Topaz (First Floor)	125 sq m (1,345 sq ft) 1 Receptions, 2 Bathrooms, 3 Bedrooms
Flat 6 - Jade (First Floor)	84 sq m (904 sq ft) 2 Receptions, 2 Bathrooms, 2 Bedrooms
Flat 7 - Opal (Second Floor)	97 sq m (1,044 sq ft) 2 Receptions, 1 Bathrooms, 2 Bedrooms
Flat 8 - Emerald (Second Floor)	140 sq m (1,507 sq ft) 2 Receptions, 2 Bathrooms, 4 Bedrooms
Flat 9 - Amethyst (Second Floor)	122 sq m (1,313 sq ft) 1 Reception, 2 Bathrooms, 3 Bedrooms
Flat 10 - Onyx (Second Floor)	75 sq m (807 sq ft) 2 Receptions, 2 Bathrooms, 2 Bedrooms
Flat 11 - Ruby (Top Floor)	189 sq m (2,034 sq ft) 2 Receptions, 2 Bathrooms, 3 Bedrooms
Flat 12 - Diamond (Top Floor)	234 sq m (2,518 sq ft) 1 Reception, 3 Bathrooms, 3 Bedrooms
Cottage	69 sq m (742 sq ft) 1 Reception, 1 Bathroom, 2 Bedrooms

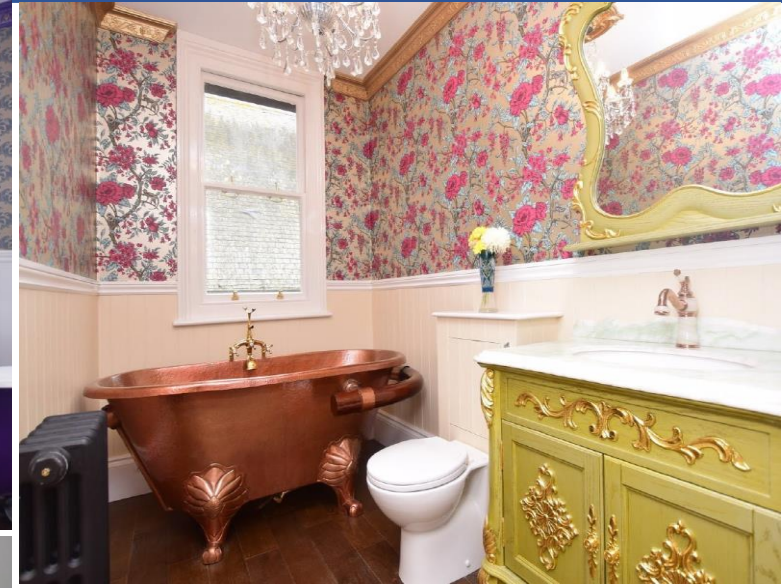
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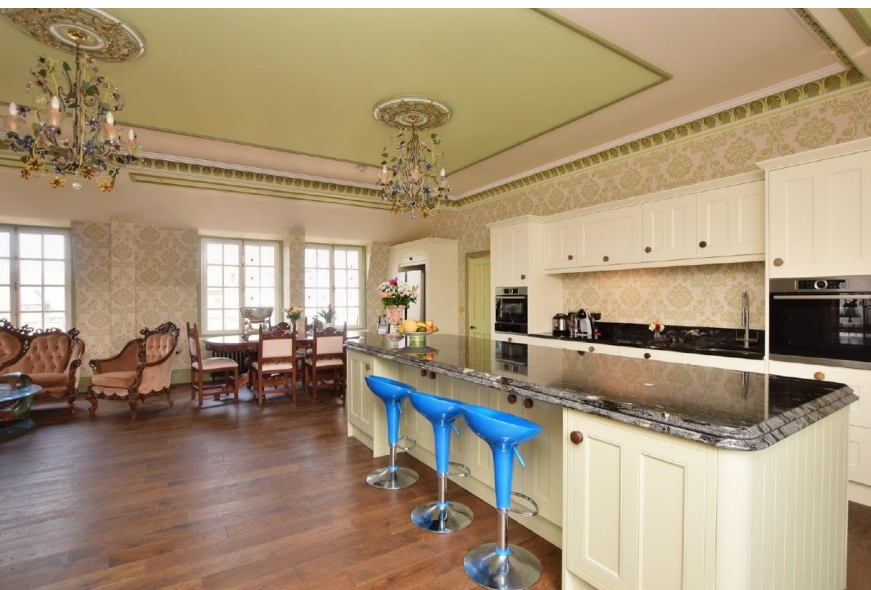
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Cottage:

Luxury two-bedroom detached cottage with open plan kitchen/living area, luxury bathroom and separate cloakroom/WC. The property benefits from private garden, communal garden and residents gymnasium.



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Location:

Westgate-on-Sea is a seaside town and civil parish in north-east Kent, England. The town benefits from a good selection of schools and its mainline railway station offers direct links to London, Victoria and St. Pancras. The A28 road runs between Hastings and Margate via Ashford, Canterbury, Birchington and Westgate-on-Sea. 4 miles (6 km) southwest of Westgate-on-Sea, the A28 crosses the A299 road, which leads along North Kent towards London, becoming the M2 motorway at Faversham. The stunning coastline offers a great selection of recreational activities which include sailing, cycling and golf and the beautiful West Bay boasts some of the UK's most stunning sunsets. The property is located in predominantly residential area close to Westgate-on-Sea train station, Westgate & Birchington Golf Club, Westgate Library and Chartfield School.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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