



GUILDCREST ESTATES



Rowena Court 1 St. Mildreds
Gardens
Westgate-On-Sea CT8 8TP





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**1 St. Mildreds Gardens
Westgate-On-Sea, CT8
8TP**

**Offers in excess of
£410,000**

Welcome to 1 St. Mildreds Gardens, a stunning penthouse apartment located in the picturesque Westgate-On-Sea. This modern property boasts not only a prime location but also breathtaking sea views and sunsets that will leave you in awe.

Upon entering, you are greeted by a spacious split level lounge/dining room perfect for entertaining guests or simply relaxing. With two cosy bedrooms, there is ample space for a small family or guests to stay over. The apartment also features a well-maintained bathroom/shower room for your convenience.

One of the highlights of this property is the good-sized balcony where you can enjoy your morning coffee while taking in the fresh sea air. Additionally, the garage en bloc provides parking for one vehicle, ensuring convenience for those with a car.

Situated in a purpose-built complex, this apartment offers a share of freehold,





providing you with a sense of ownership and stability. Whether you are looking for a permanent residence or a holiday home, this property ticks all the boxes.

Don't miss out on the opportunity to own a piece of paradise with this penthouse apartment. Contact us today to arrange a viewing and experience coastal living at its finest.

Council Tax Band C
Lease remaining 990 Years
Service Charge £4,000 Per Annum
Leasehold
Mains water, sewer, electricity, gas with gas central heating



St. Mildreds Gardens, Westgate-on-Sea, CT8

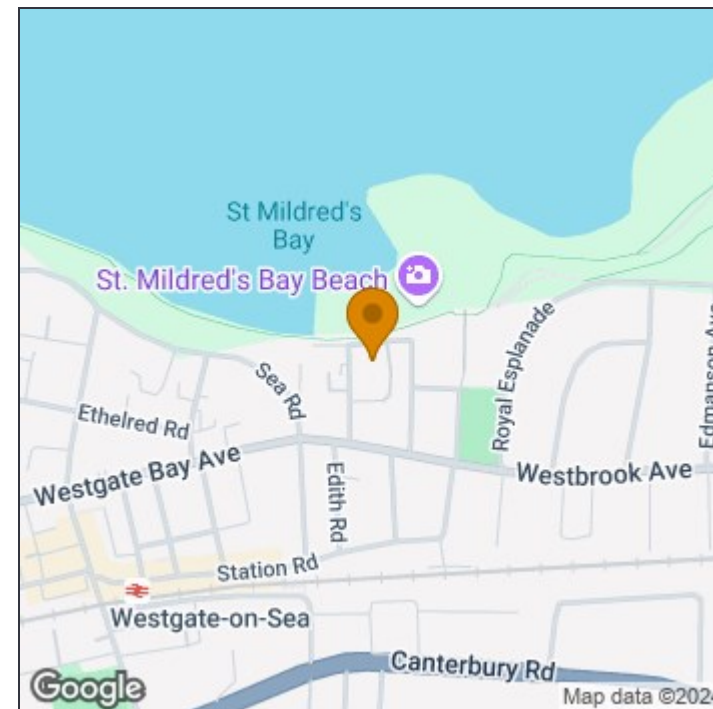
Approximate Area = 882 sq ft / 81.9 sq m
 Limited Use Area(s) = 87 sq ft / 8 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1104 sq ft / 102.4 sq m
 For identification only - Not to scale



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THIRD FLOOR



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1154324

Manston

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