



GUILDCREST ESTATES



Flat 4 1 Pictor Drive, Margate CT9 4GL



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1 Pictor Drive, Margate CT9 4GL

Offers over £220,000

Welcome to Pictor Drive, Margate - a stunning nearly new apartment that offers a perfect blend of comfort, style and coastal living. This property boasts spacious living space, 1 reception room, 2 bedrooms, and 2 bathrooms.

As you step inside, the entrance hall leads to a large open plan kitchen/lounge area that is ideal for entertaining or simply relaxing after a long day. The apartment also includes a balcony, perfect for enjoying your morning coffee or soaking up the sun on a lazy afternoon.

The property offers 2 double bedrooms, providing ample space for a growing family or needing an office for the perfect work/life balance. The en-suite bathroom adds a touch of luxury and convenience to the master bedroom.

Convenience is key with a car port included, providing secure parking for your vehicle.

The location of this lovely home is close to Westwood Cross shopping center. Here you will find a hub of superstores, high street shops, restaurants, cafes, a cinema, a casino, which are all within walking distance. There are a good selection of primary, secondary and grammar schools in the local area.





Public transport in the area is fantastic, the Thanet Loop is a regular local bus service, covering the whole of Thanet and the high speed railway station is also close by and will get you into London in 70 minutes, perfect for commuting. The Thanet Way (A299), links to the M2 motorway.

This property is in prime location of so many amenities, and in easy reach of the gorgeous, award winning, golden sandy beaches of Margate, Ramsgate and Broadstairs, which hold blue flag status.

Don't miss out on the opportunity to make this beautiful apartment your new home or your holiday home. Contact us today to arrange a viewing.

Council Tax Band B

Maintenance and ground rent is £568.42 every 6 months

99 years on lease

Leasehold

Mains water, sewerage, electricity and gas

Fixed wireless broadband

26 Mbps - 940 Mbps

EE, Three, O2, Vodafone





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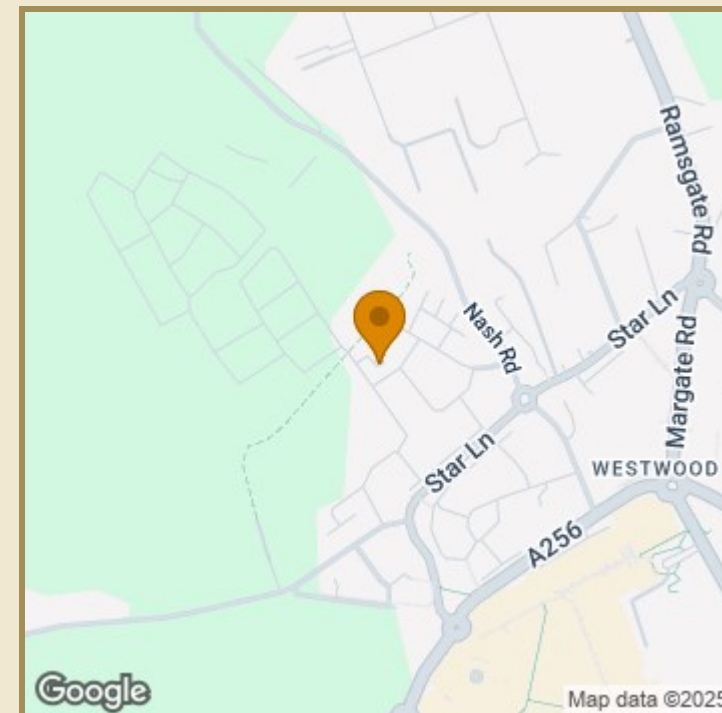
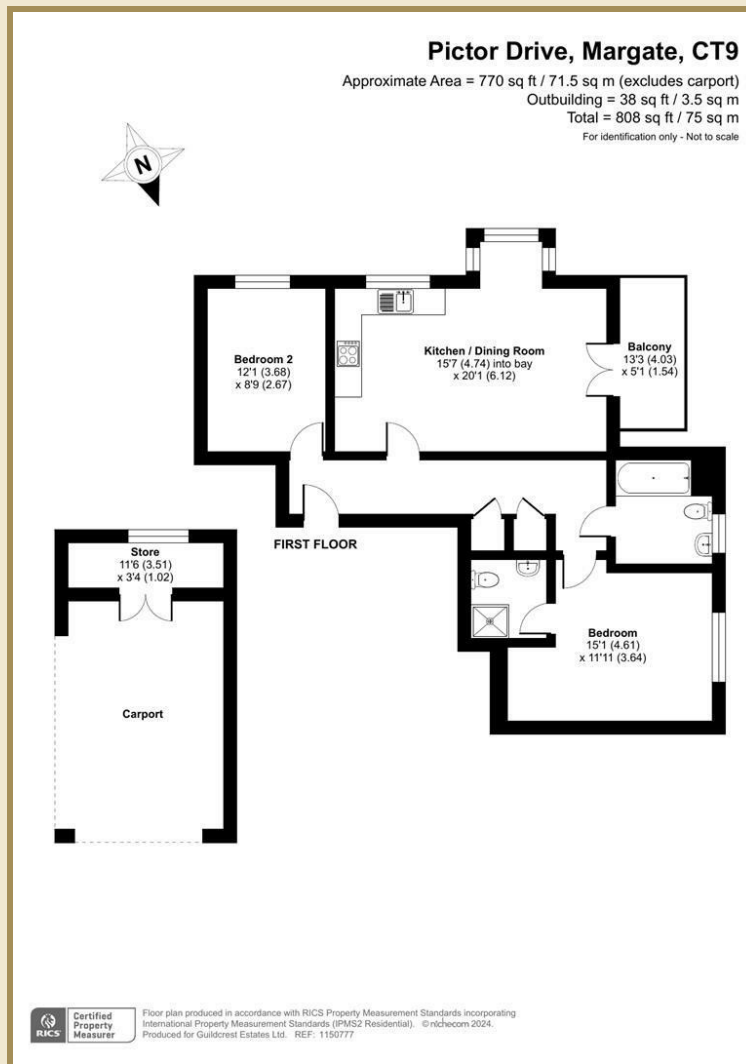
Key Features

- Council Tax Band -B
- 2 Double Bedrooms
- En Suite
- Great size open plan Living Room/Kitchen
- Balcony
- Family Bathroom
- Security Entry System
- Car Port

Important Information

Leasehold
Apartment - Purpose Built
570.00 sq ft
Council Tax Band B
EPC Rating B

£220,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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