



GUILDCREST ESTATES



10 Lynx Street, Margate CT9 4FX





GUILDCREST ESTATES

Lynx Street, Margate CT9 4FX

£375,000

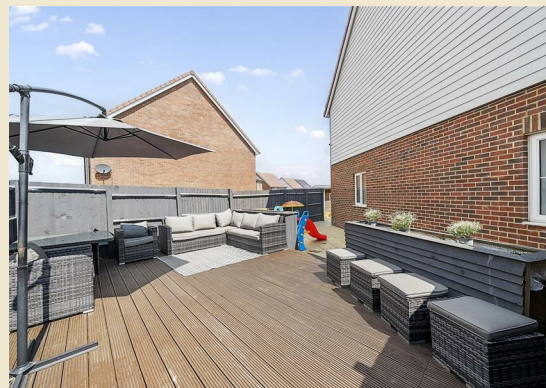
Welcome to Lynx Street, Margate - a charming location surrounded by blue flag beaches in Ramsgate, Margate & Broadstairs. This newly built 4-bedroom, 3-storey end terrace house is a gem waiting to be discovered.

As you step inside, you are greeted by a fully fitted modern kitchen/ breakfast room, downstairs cloak room and spacious reception room with patio doors leading to the garden. The property boasts 2 modern bathrooms, including an en suite shower room to the master bedroom, offering both comfort and convenience, a further 3 good sized bedrooms can be found on the first floor. This beautiful home is light and airy, offering versatile living over 3 floors.

Parking is always a breeze with space for 2 vehicles, a rare find in this bustling area. The gardens to the rear and side of the house provide a tranquil escape, complete with a cabin/office and an entertaining area for those lovely summer evenings and family BBQ's with built in seating and outdoor kitchen area with granite worktops and firepit table.

Located in a new development, this property is not only aesthetically pleasing but also strategically positioned near all amenities for Westwood Cross, ensuring that your daily needs are easily met. 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 services and the railway station is also close by. The Thanet Way (A299), links to the M2 motorway.

Viewing is highly advised on this property to appreciate the layout and garden/entertaining area.

Council Tax Band -C
Service Charge- £320 per annum
Freehold
Mains water, electricity, gas, gas central heating, sewer
Fixed wireless broadband





GUILDCREST ESTATES

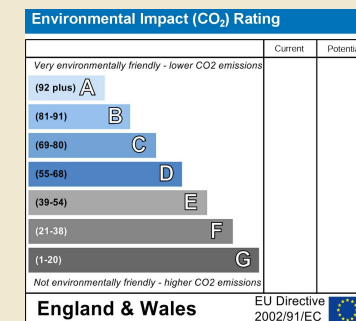
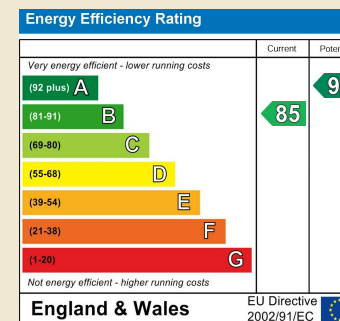
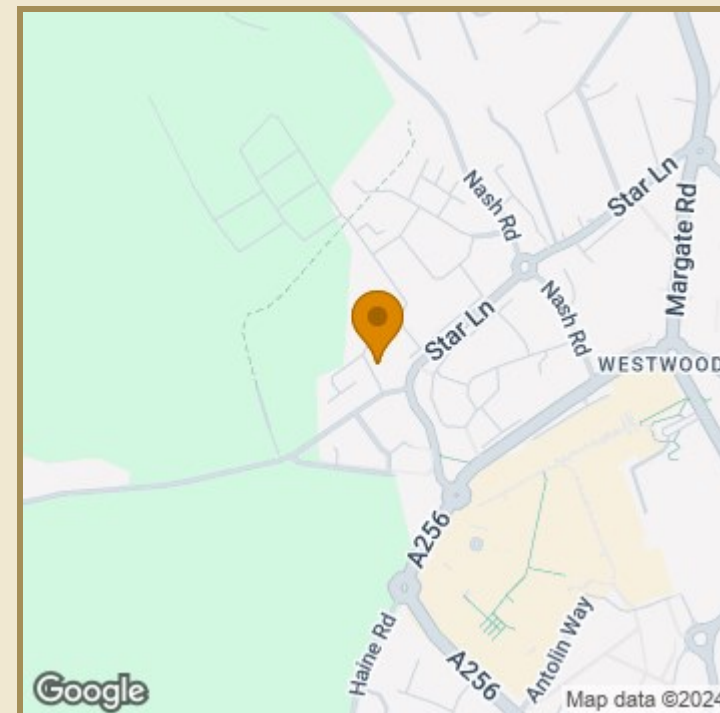
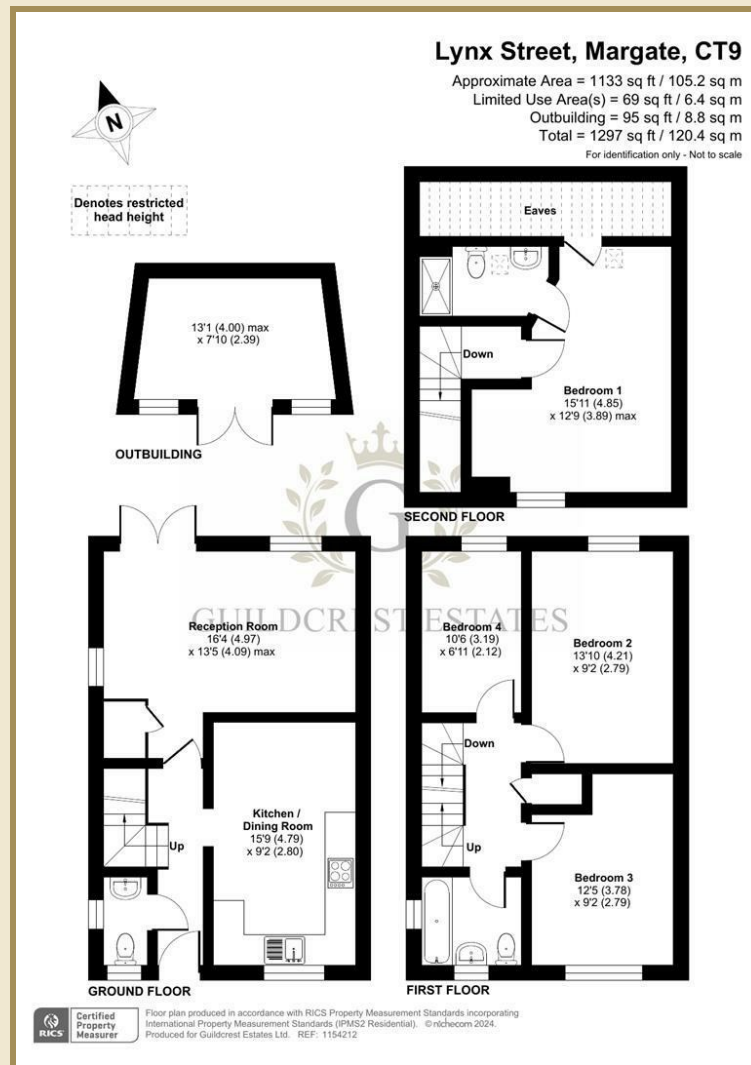
Key Features

- COUNCIL TAX BAND C
- 3 STOREY TOWNHOUSE
- 4 BEDROOMS
- OFF STREET PARKING
- CABIN/OFFICE
- ENTERTAINING AREA WITH OUTSIDE KITCHEN, PERFECT FOR BBQ'S
- TOP FLOOR MASTER SUITE
- FULLY FITTED KITCHEN/BREAKFAST ROOM
- LIGHT AIRY LOUNGE
- CLOSE TO WESTWOOD CROSS

Important Information

Freehold
House
sq ft
Council Tax Band C
EPC Rating B

£375,000



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4268 71

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.