



GUILDCREST ESTATES



51b Upper Dane Road, Margate CT9 2NA



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Upper Dane Road, Margate CT9  
2NA

**£145,000**

Welcome to this modern flat located on Upper Dane Road in the delightful seaside town of Margate. This property offers a perfect blend of contemporary living and convenience, making it an ideal choice for individuals or couples seeking a comfortable home.

As you enter, you will appreciate the private entrance that leads you into a well-designed space arranged over two floors. The flat features a spacious reception room, perfect for relaxing or entertaining guests. The bedroom is thoughtfully designed to provide a peaceful retreat, while the modern bathroom boasts a large walk-in shower, ensuring a refreshing start to your day.

The heart of the home is undoubtedly the stylish high gloss kitchen, which comes equipped with integrated appliances, including a dishwasher, making meal preparation a breeze. The flat has been neutrally decorated throughout, complemented by new carpets that add a touch of warmth and elegance plus air conditioning.

Situated within a gated development, this property offers the added benefit of allocated parking, ensuring your vehicle is secure. Additionally, there is an outside storage shed, providing ample space for your belongings or a bicycle.







This flat is not only a beautiful living space but also a practical choice, given its modern amenities and convenient location. Whether you are looking to enjoy the vibrant local culture or the stunning coastline, this property is perfectly positioned to take advantage of all that Margate has to offer. Don't miss the opportunity to make this delightful flat your new home.



Public transport in the area is fantastic. There are regular, local bus services, covering the whole of Thanet and Canterbury. There is a railway station is close by, including the High Speed Link to London, making commuting easy.

Council Tax Band A

Share of Freehold - 990 years remaining on lease

Service Charge - £425.00 annually

Mains water, sewer, electricity and with electric heating

Fixed wireless broadband







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## Key Features

- Gated development
- Allocated parking
- New carpets and freshly decorated throughout
- 1 bedroom maisonette arranged over 2 floors
- Modern Kitchen with integrated appliances
- Outside storage shed with space for a bicycle
- Council tax band A
- Share of Freehold - 990 years remaining on lease

## Important Information

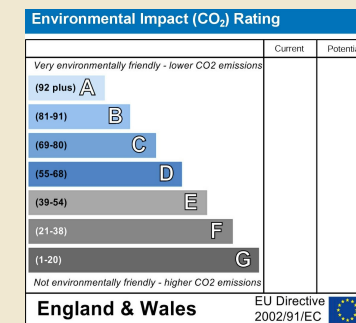
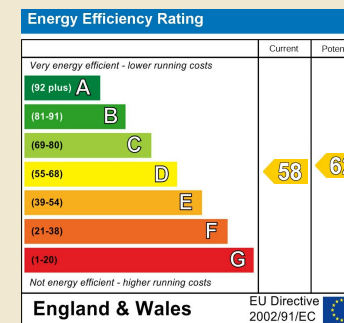
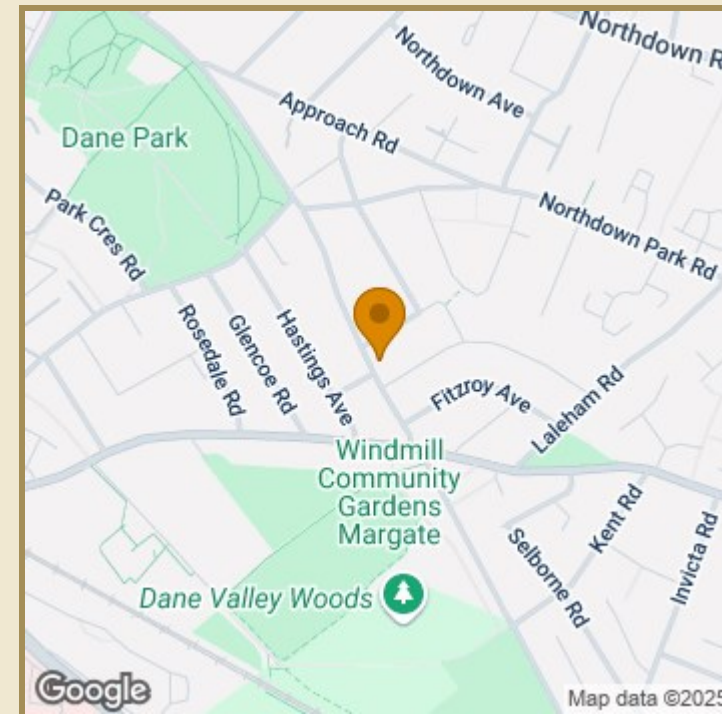
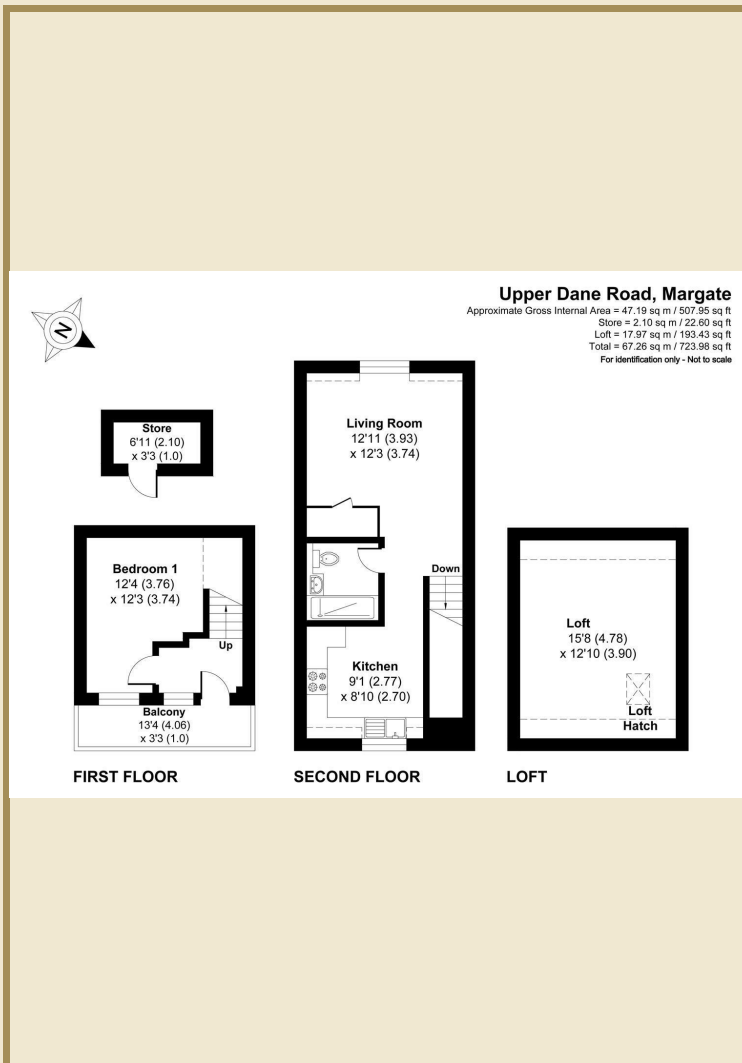
Leasehold - Share of Freehold  
Flat

507.00 sq ft

Council Tax Band A

EPC Rating D

£145,000



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