



GUILDCREST ESTATES



49 Upper Dane Road, Margate CT9 2NA



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Upper Dane Road, Margate CT9  
2NA

**£155,000**

Located on Upper Dane Road in the charming coastal town of Margate, this modern split-level maisonette offers a delightful living experience. With its own personal entrance, this one-bedroom apartment provides a sense of privacy and independence, making it an ideal choice for individuals or couples seeking a comfortable home.

The property features a spacious lounge that invites relaxation and social gatherings, while the well-appointed kitchen is perfect for culinary enthusiasts. The first floor offers a double bedroom and is generously sized, ensuring a restful retreat at the end of the day. The bathroom is conveniently located, catering to all your needs.

One of the standout features of this maisonette is the lovely balcony, where you can enjoy fresh air and perhaps a morning coffee or evening glass of wine. Additionally, the property benefits from allocated parking for one vehicle, providing ease and convenience in this bustling area.

With low maintenance fees and a share of the freehold, this apartment is not only a practical choice but also a sound investment. The location is superb, with local shops just a stone's throw away, ensuring that all your daily necessities are within easy reach.







This modern apartment on Upper Dane Road is a wonderful opportunity for those looking to embrace the Margate lifestyle, combining comfort, convenience, and a touch of coastal charm. Don't miss the chance to make this delightful property your new home.

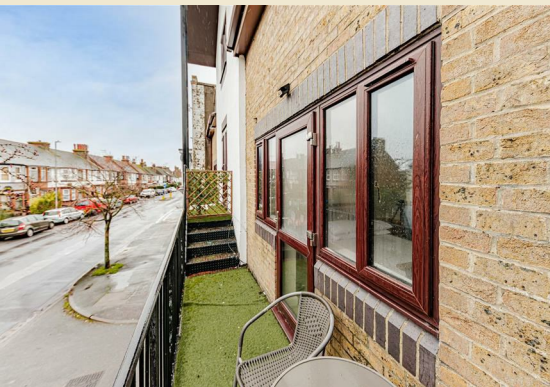
Council Tax Band B

Share of Freehold - 995 years remaining on lease

Service Charge - £425.00 annually

Mains water, sewer, electricity and with electric heating

Fixed wireless broadband







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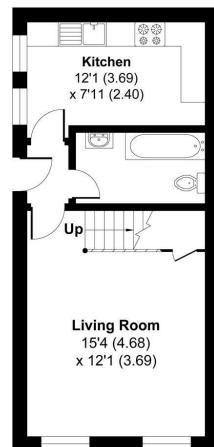
## Key Features

- Split level maisonette
- Own personal entrance
- 1 double bedroom
- Gated and allocated parking
- Share of freehold
- No Chain
- Low Maintenance fees
- Council Tax band B

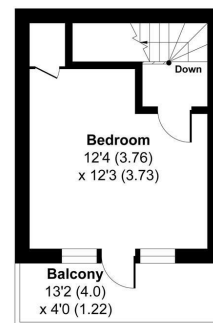
## Important Information

Leasehold - Share of Freehold  
Apartment - Purpose Built  
527.00 sq ft  
Council Tax Band B  
EPC Rating E

£155,000

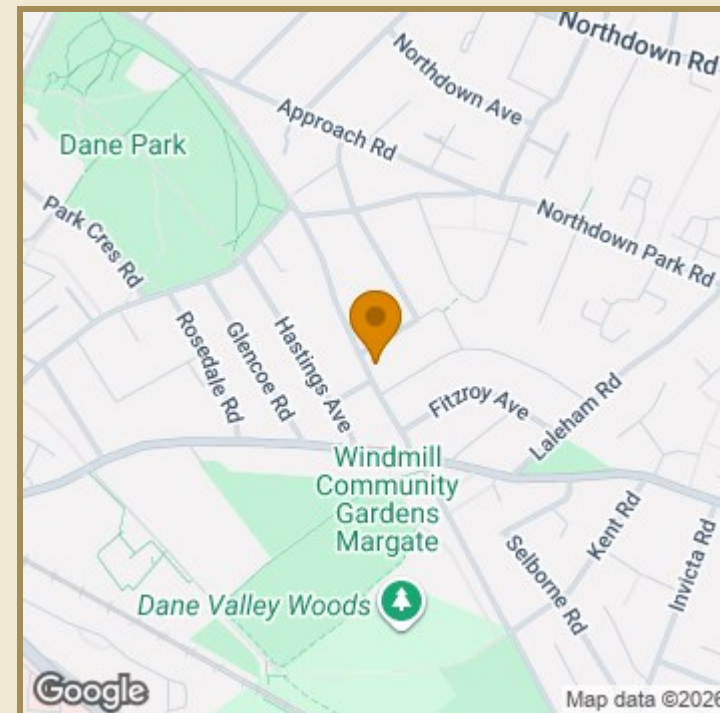


GROUND FLOOR



FIRST FLOOR

**Upper Dane Road, Margate**  
Approximate Gross Internal Area = 48.97 sq m / 527.10 sq ft  
For identification only - Not to scale



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		
		72
	39	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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