



Oakwood homes[®]
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Property brochure



READ COURT THE GROVE
WESTGATE
KENT
CT8 8BE

Price: £80,000

1 Bedroom

1 Reception


1 Bathroom


EPC B

Tenure LEASEHOLD
Council Tax B



 birchington@oakwoodhomes.biz

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 www.oakwoodhomes.biz



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The Property

Chain Free. This one bedroom retirement apartment consists of a lounge/diner, double bedroom, bathroom and kitchen. A 24 hour a day call system is standard for added security and there is also a house manager on hand. The resident's lounge is in constant use within the complex with many and varied activities and trips planned and organised by the residents. There are communal grounds and gardens to the rear of the property and unallocated parking spaces. Additionally within the block there is a large resident's lounge, communal laundry room and guest rooms available to rent for visitor. Situated close to Westgate town and local bus routes, the sea side as well as local shops, restaurants and local amenities are all easily accessible.

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.

Accommodation

Entrance door to
Entrance Hall

Lounge/Dining Room 19.74' (6.02m) x 10.86' (3.31m)

Kitchen 8.12' (2.47m) x 7.60' (2.32m)

Bedroom 1 14.25' (4.34m) x 9.13' (2.78m)

Bathroom 6.81' (2.08m) x 5.59' (1.70m)

OUTSIDE

Communal gardens

Lease details:

Years remaining : 106

Ground Rent per annum : £397.00

Ground Rent increases every 25 years

Next increase due 01/12/2029

Annual maintenance/service charge: £3478.34

No parking



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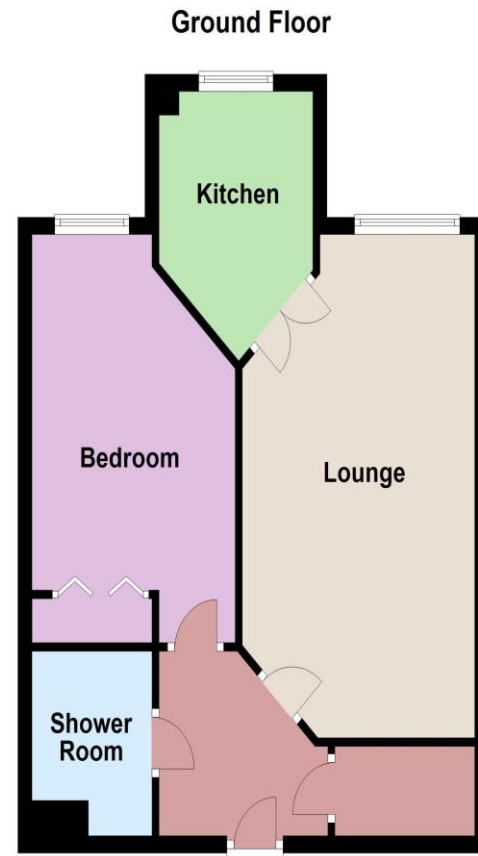
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Key Features

- One bedroom retirement flat
- Active community
- Communal lounge and laundry rooms
- 24 hour call assistance
- Quiet location within block

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022397/20230913/SRDP



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