



TMS

ESTATE AGENTS



Flat 26, Darwin Court Harold Road, Margate, CT9 2JX

Offers In The Region Of £48,000





Located in a popular retirement development for the over 60s, this well-presented one-bedroom apartment offers charming sea views from the living room, private balcony, kitchen, and bedroom. Set just off the seafront in Margate, the property is ideal for those looking to enjoy a peaceful coastal lifestyle while being close to local shops, transport links, and the buzz of the Old Town.

The accommodation is bright and welcoming throughout. The spacious lounge leads directly onto your own private balcony – perfect for enjoying your morning coffee with the sea breeze and a view in the background. The fitted kitchen also benefits from its own sea-facing outlook, and the double bedroom is generously sized with built-in wardrobes and plenty of natural light. There's also a modern shower room and a large storage cupboard off the hallway.

The development offers a great lifestyle balance – secure, sociable, and well-equipped. Residents enjoy access to a communal lounge, beautifully kept gardens, lift access to all floors, and an on-site house manager. A 24-hour emergency pull cord system is in place throughout the building, and a guest suite is available for visiting friends and family.

You're extremely well-connected here. The Loop bus stop is right outside the building, providing quick and regular links to Margate town centre, Ramsgate, Broadstairs, and Westwood Cross Shopping Centre. The beach is just a short walk away, and local shops, cafes, and essentials are close by, making it easy to stay independent and enjoy the very best of coastal living.

Ground rent is £405 per year, and the service charge is £8,000 annually. While the service charge is higher than average, it covers a wide range of services, including building insurance, water rates, hand maintenance of communal areas, lift servicing, emergency systems, and on-site staff support, making life simpler and more secure.

Call TMS Estate agents to arrange a viewing today!



Offers In The Region Of £48,000



Hallway

Sitting room 20'4" x 10'8" (6.20m x 3.27m)

Bedroom 15'1" x 10'0" (4.60m x 3.05m)

Bathroom 9'7" x 8'2" (2.94m x 2.49m)

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

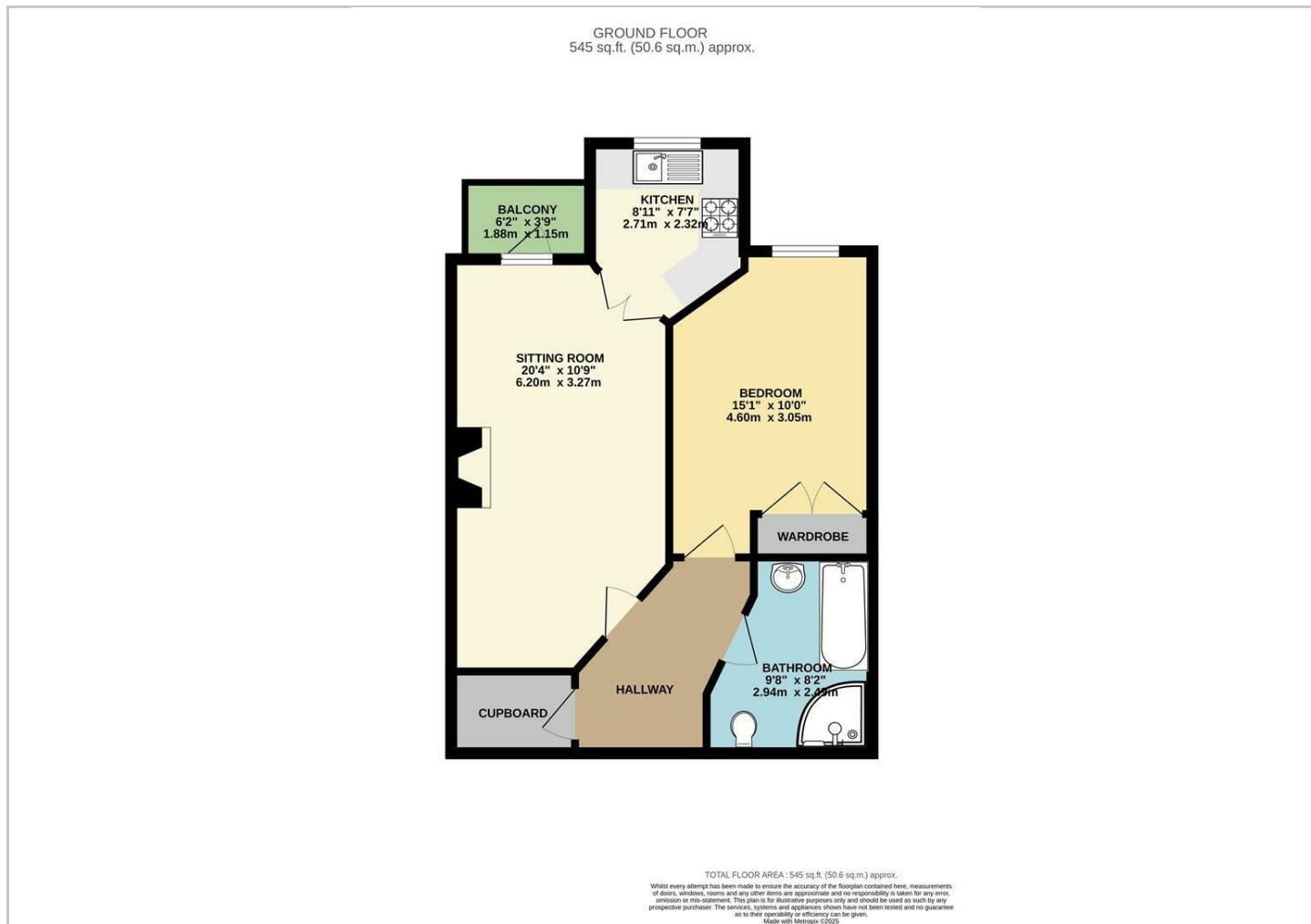


- 1 BED RETIREMENT APARTMENT
- SEA VIEWS FROM BALCONY, BEDROOM AND KITCHEN
- 1ST FLOOR
- EASY TRANSPORT LINKS
- CLOSE TO MARGATE AND PALMBAY BEACHES
- LOTS OF LOCAL AMENITIES
- VERY WELL MAINTAINED COMMUNAL AREAS
- COUNCIL TAX BAND B





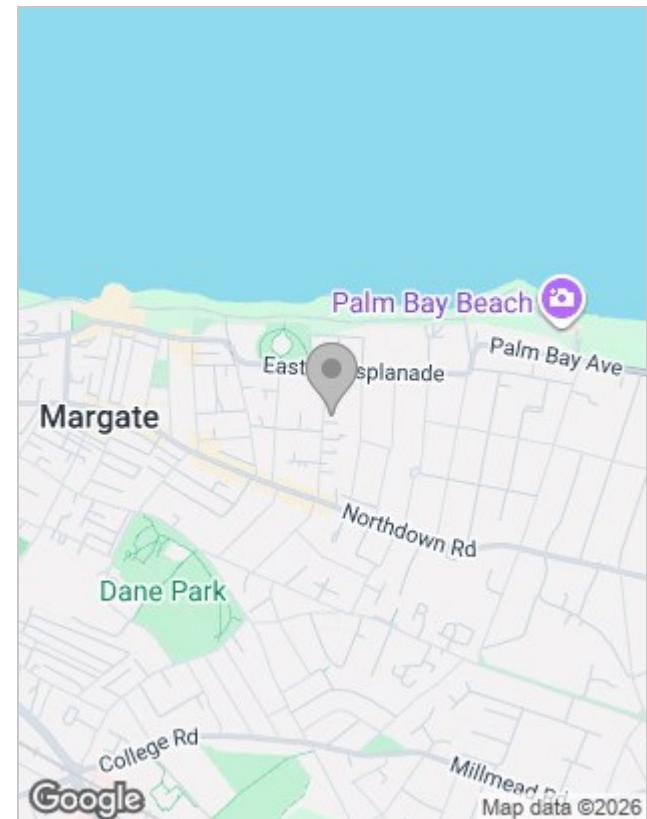
Floor Plans



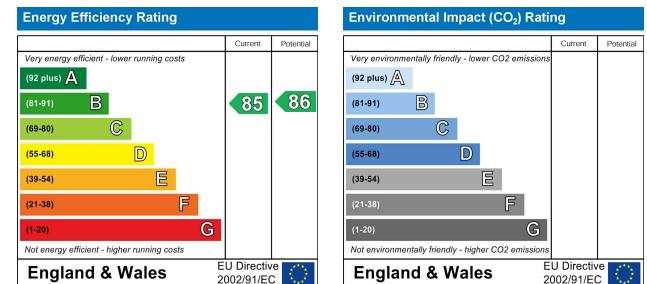
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055
if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.