



Thomas
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ESTATE AGENTS



Canterbury Road

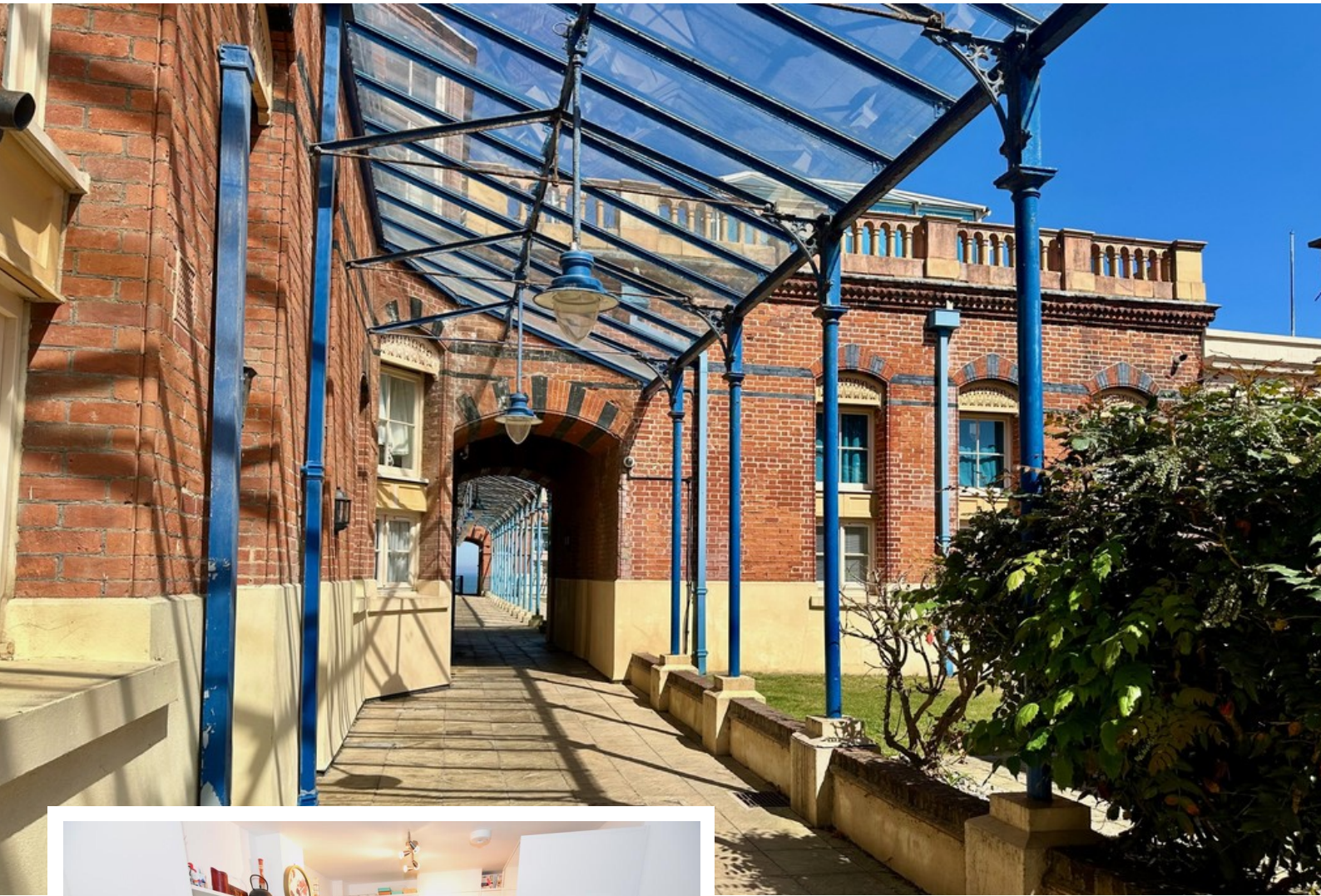
Margate, CT9 5NT

- Direct Sea View Flat
- Master Bedroom En Suite Plus Sea Views
- Second Double Bedroom With Bespoke Furniture
- Family Bathroom
- Beautifully Presented
- Viewing Essential
- Historical Margate
- Chain Free

Offers In The Region Of £230,000

EPC Rating '69'





Property Description

THE PROPERTY

A superb sea view apartment, set within the Seabathing development at Margate. The property is set within Alexandra court which is at the back of the development, one of the few with direct sea views. This is an outstanding development with security staff at the gated entry point, allocated parking and attractive communal gardens. The property offers bright, light accommodation with generous rooms and well planned layout. Comprising entrance hallway, open plan reception room and kitchen with a multitude of integrated appliances plus sea views, master bedroom with sea view plus en suite shower room, beautiful second bedroom with bespoke shelving and furniture, plus the family bathroom. The property has electric heating independently controlled and is available chain free.

COMMUNAL HALLWAY

The communal hallway is accessed from the rear of the block, stairs lead up to the second floor, door to:-



ENTRANCE HALLWAY

Door opening to the hallway, broadly L shaped, electric heating, doors to:-

OPEN PLAN RECEPTION ROOM

16' 07" x 14' 0" (5.05m x 4.27m) Open plan room, measurements include the open plan kitchen, base units with integrated fridge freezer, slimline dishwasher, electric oven and washing machine, work surface over inset with stainless steel sink plus a four burner halogen hob, attractive tiled splashbacks, wall mounted cupboards and shelving, filter hood, two panelled sash windows with direct sea views, colonial style fitted louver shutters, electric wall heater, built in storage cupboard houses hot water cylinder.

BEDROOM ONE

13' 6" x 14' 0" (4.11m x 4.27m) Maximum measurements into rear of built in wardrobe, two panel glazed sash windows with direct sea views, colonial style louver blinds, electric heater, two built in double wardrobes, door to:-

EN SUITE SHOWER ROOM

Comprises low level wc, wash basin, corner shower enclosure with a thermostatic shower fitment, attractive tiling, tiled floor, extractor fan, heated towel rail.

BEDROOM TWO

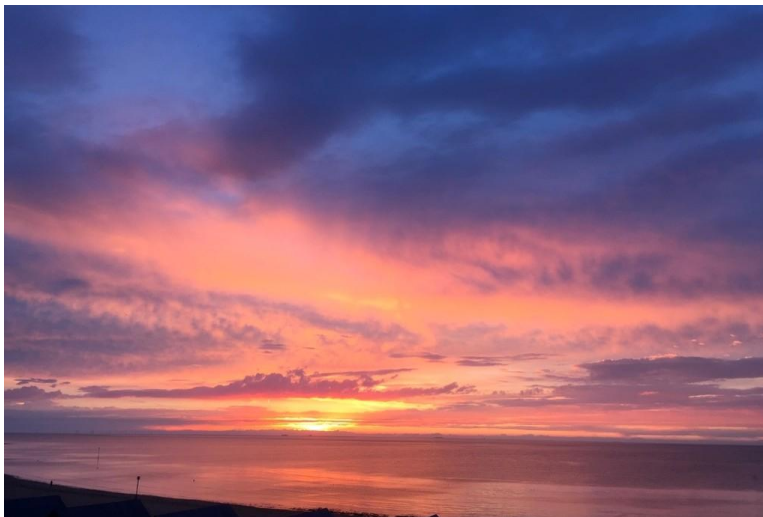
16' 3" x 10' 01" (4.95m x 3.07m) Measurement include bespoke fitted shelving and furniture, double built in wardrobe, electric heater, two panel glazed sash windows, colonial style louver blinds,

BATHROOM

Suite comprises panel bath with twin grips, mixer tap with shower fitment and shower screen, wash basin and low level WC, extractor fan, attractive tiling, tiled floor, heated towel rail.

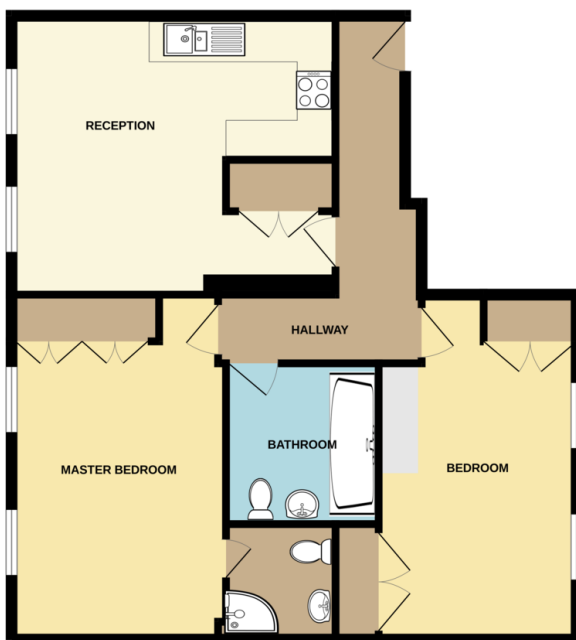
MEASUREMENTS

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. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.





GROUND FLOOR



The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

LEASE DETAILS

981 Years remain on the lease
Service Charge is £286 per month
Ground rent is £250 per Annum

PARKING

One Allocated parking space

COUNCIL TAX

Local Authority Not Specified
Council Tax Band C
Council Tax Cost (PA) £1,983.39

COMMUNAL GARDENS

The gardens and communal areas are very well kept, there is a large central lawn as well as terraces.

HISTORIC BACKGROUND

The Royal Sea Bathing Hospital in Margate, Kent was founded in 1791 by Dr John Coakley Lettsom, a Quaker physician and philanthropist, for the treatment of scrofula. The hospital was one of the earliest-if not the earliest-specialist orthopaedic hospital in the UK, and pioneered the use of open-air treatment for patients with non-pulmonary tuberculosis. Patients received a variety of treatments, with a central focus on providing patients with the supposed clinical benefits of sunshine, fresh air and sea bathing

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

