



Thomas
jackson
ESTATE AGENTS



F37 Read Court

The Grove, Westgate-on-Sea, CT8 8BE

- Retirement Balcony Flat
- One Bedroom, House Manager, Emergency Pull Cord
- Economy 7 Heating
- Lovley Fitted Kitchen
- Close To a Multitude of Facilities
- Communal Lounge and Laundry Room
- Excellent Community living
- Communal Parking on a First Come Basis

£95,000

EPC Rating '81'





Property Description

THE PROPERTY

Escape to the top floor and discover this stunning retirement apartment, offering a peaceful retreat with beautiful views. As you step inside, you'll be greeted by an immaculate, as-new interior that exudes comfort and style. The open-plan living area seamlessly connects to the well-planned kitchen, creating a perfect space for relaxing and entertaining. A double bedroom with a fitted wardrobe and a nicely fitted bathroom completes the living quarters, while a separate walk in storage cupboard provides excellent storage. Within the complex you will also find the residents lounge, communal laundry, guest room and the site managers office. Parking is not allocated but available on a first come first served basis. Westgate offers superb facilities, transport links and a lovely sandy beach.

COMMUNAL ENTRANCE

Accessed from lower ground floor, communal lounge, managers office, communal kitchen, communal laundry room plus visitors room.



LIFT AND STAIRS TO ALL FLOORS

Third floor, lift and stairs to all floors.

ENTRANCE HALL

Entrance hallway, coved ceiling, emergency Pull cord, doors two built-in storage cupboard which also houses the electric hot water cylinder and provides ample storage space, wall mounted fuse boards and electric meter, doors to:-

RECEPTION ROOM

20' 3" x 10' 8" (6.17m x 3.25m) Coved ceiling, double glazed door to balcony with a double glazed opening panel to the side, economy seven electric heater, fire surround inset with an electric coal effect fire, TV point, telephone point, French doors open to the kitchen.

BALCONY

Affording lovely treetop views, an open space with room for chair and pot plants.

KITCHEN

7' 6" x 7' 5" (2.29m x 2.26m) Measurements include a range of fitted base units with space for under counter fridge and under counter freezer, larger unit fitted with a electric fan oven to eyelevel, worksurface over inset with stainless steel sink and mixer tap, plus a four burner ceramic hob, attractive tile splashback, filter hood, range of coordinating wall cupboards over, double glazed window, coved ceiling, wall mounted electric fan heater.

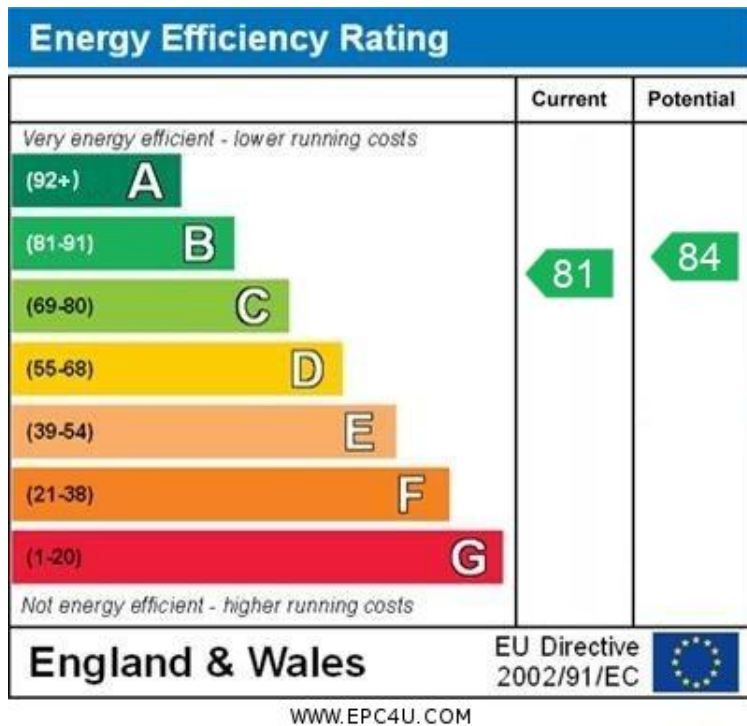
BEDROOM

16' 5" x 10' 10" (5m x 3.3m) Measurements include built in double wardrobe with hanging rail storage shelving and bifold mirrored doors, economy seven heater, TV point, double glazed window, two wall light points.

BATHROOM WC

Comprises of low-level WC, panel bath with twin grips with thermostatically controlled shower fitment over, glass shower screen, vanity unit with inset sink with storage under, attractive tiling, wall mounted fan heater, extractor fan, illuminated mirror with shaver point, laminate flooring, emergency Pull Cord.





SERVICE CHARGE

Service charge is £3566.66 pa
There are 104 years remaining on the lease

MEASUREMENTS

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band B
Council Tax Cost (PA) £1,922.09

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



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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 are 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

