



Thomas
jackson
ESTATE AGENTS



Darwin Court, Harold Road

Margate, CT9 2JX

- Superb Retirement Apartment
- Two Double Bedrooms, The Principal with a Large
- Balcony Offering Direct Sea Views
- Reception Room with Sea Facing Balcony
- Communal Gardens & Parking
- Lifts To All Floors
- Super Wet Room & Bathroom
- Generous Kitchen with Plenty of Storage

Offers In Excess Of £130,000

EPC Rating '74'





Property Description

THE PROPERTY

Step into this delightful second-floor retirement apartment, where a comfortable and engaging lifestyle awaits. The apartment offers two private balconies with direct sea views, perfect for enjoying a morning coffee or an evening sunset. Residents benefit from a wide range of convenient services, including a restaurant for delicious meals, a communal lounge for socialising, and secure storage points for electric mobility scooters. A team of estate management provides 24/7 cover for peace of mind. The apartment is part of a vibrant community offering residents continued independence within a secure environment. There is also a guest suite available to book at favourable rates.

COMMUNAL ENTRANCE

Secure entry system, residential house managers office, communal laundry, stairs and two lifts to all floors, electric buggy store, residents communal lounge, resident's restaurant. There is also a guest suite available to book at favourable rates.



ENTRANCE HALLWAY

Door to entrance hallway, coved ceiling, economy seven heater, step in storage cupboard, door to Walk in cupboard with shelving plus plenty of storage also houses hot water system, wall mounted metres and fuse board, doors to: -

RECEPTION ROOM

21' 1" x 15' 1" (6.43m x 4.6m) Maximum, reducing to 10' 7", coved ceiling, double glazed triple aspect window with direct views overlooking Walpole Bay, out to sea and the Bowls Centre. Double glazed door opens onto a private balcony, Economy seven storage heater, TV point, telephone point, emergency Pull cord, doors to: -

BALCONY

A private decked balcony with sea views.

KITCHEN

9' 10" x 6' 9" (3m x 2.06m) Measurements include an extensive range of fitted base units with an integrated fridge and freezer, tall unit with electric fan oven, work surface insert with an AEG halogen hob plus a stainless steel sink and drainer with a mixer tap over, electric double glazed window with direct sea views, attractive tiling, range of wall cupboards over with a filter hood, coved ceiling, emergency pull cord system, wall mounted electric fan heater.



BEDROOM

17' 2" x 10' 6" (5.23m x 3.2m) Plus depth of double wardrobe fitted with hanging rail and storage shelf. Coved ceiling, economy seven storage heater, telephone point, double glazed door with double glaze panel to the side, opens onto a private balcony with direct views over Walpole Bay.

BALCONY

Private balcony in excess of 20', direct sea views.



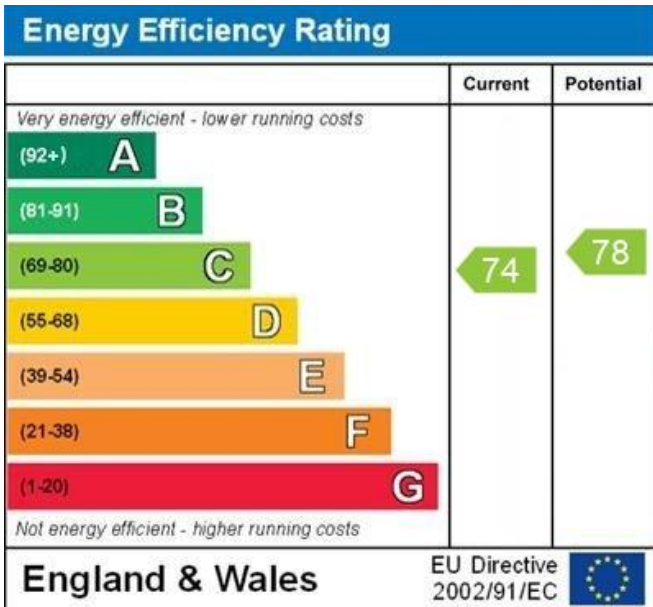
BEDROOM

10' 6" x 9' 8" (3.2m x 2.95m) Coved ceiling, double glazed window with sea views over Walpole Bay, wall mounted electric heater.

BATHROOM / WETROOM

Well-appointed bathroom with a panelled bath with twin grips plus an emergency alert button, vanity wash and basin with storage below, fully accessible W.C., wet room style shower with a thermostatically controlled shower fitment, associated fitted grab rails, attractive tile splashback coved ceiling, wall mounted electric fan heater,





extractor fan.

MEASUREMENTS

All measurements are for general 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 effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

SERVICE CHARGE

Service charge is £10,806.55 PA

Ground rent is £475.00 PA

Lease was granted in 2006 for a period of 125 years (approx. 106 years remain)

The service charge also provides one hour of light housekeeping per week, 24/7 resident manager, subsidised restaurant where a two course lunch costs approximately £4.50 with a varied menu.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band C

Council Tax Cost (PA) £2,084.66



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

