



**Charles Court, Margate.**  
**Offers In The Region Of £235,000**



Welcome to this exquisite luxury first-floor apartment located in the desirable Charles Court, Margate. This modern flat boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you will be greeted by a bright and airy reception room, perfect for relaxation or entertaining guests. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample storage, ensuring that cooking and dining experiences are both enjoyable and efficient.

The apartment benefits from lift access, providing convenience and ease of movement throughout the building. This modern development is designed with comfort and style in mind, offering a sophisticated living environment that caters to the needs of today's residents.

Additionally, the property includes allocated off street parking for one vehicle, a valuable asset in this bustling area.

With its prime location in Margate, you will find yourself just moments away from local amenities, beautiful beaches, and vibrant cultural attractions. This apartment is not just a home; it is a lifestyle choice that combines luxury with practicality.

Do not miss the opportunity to make this stunning flat your own. Arrange a viewing today and experience the charm and elegance of this remarkable property.





Lounge/Kitchen/Diner  
20'7" x 17'6" (6.28 x 5.34)

Main Bedroom  
15'7" x 10'1" (4.77 x 3.08)

Bedroom Two  
15'7" x 9'0" (4.77 x 2.75)

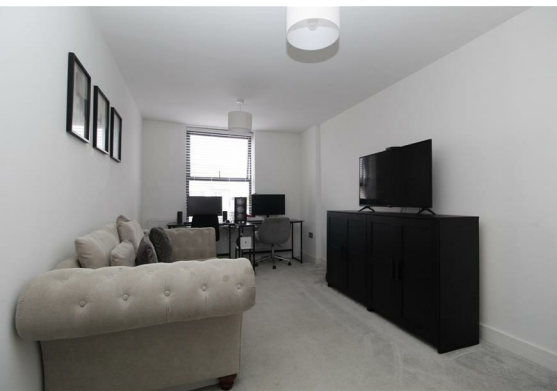
Bathroom  
6'11" x 6'7" (2.11 x 2.03)

Balcony  
9'10" x 7'8" (3.02 x 2.36 )

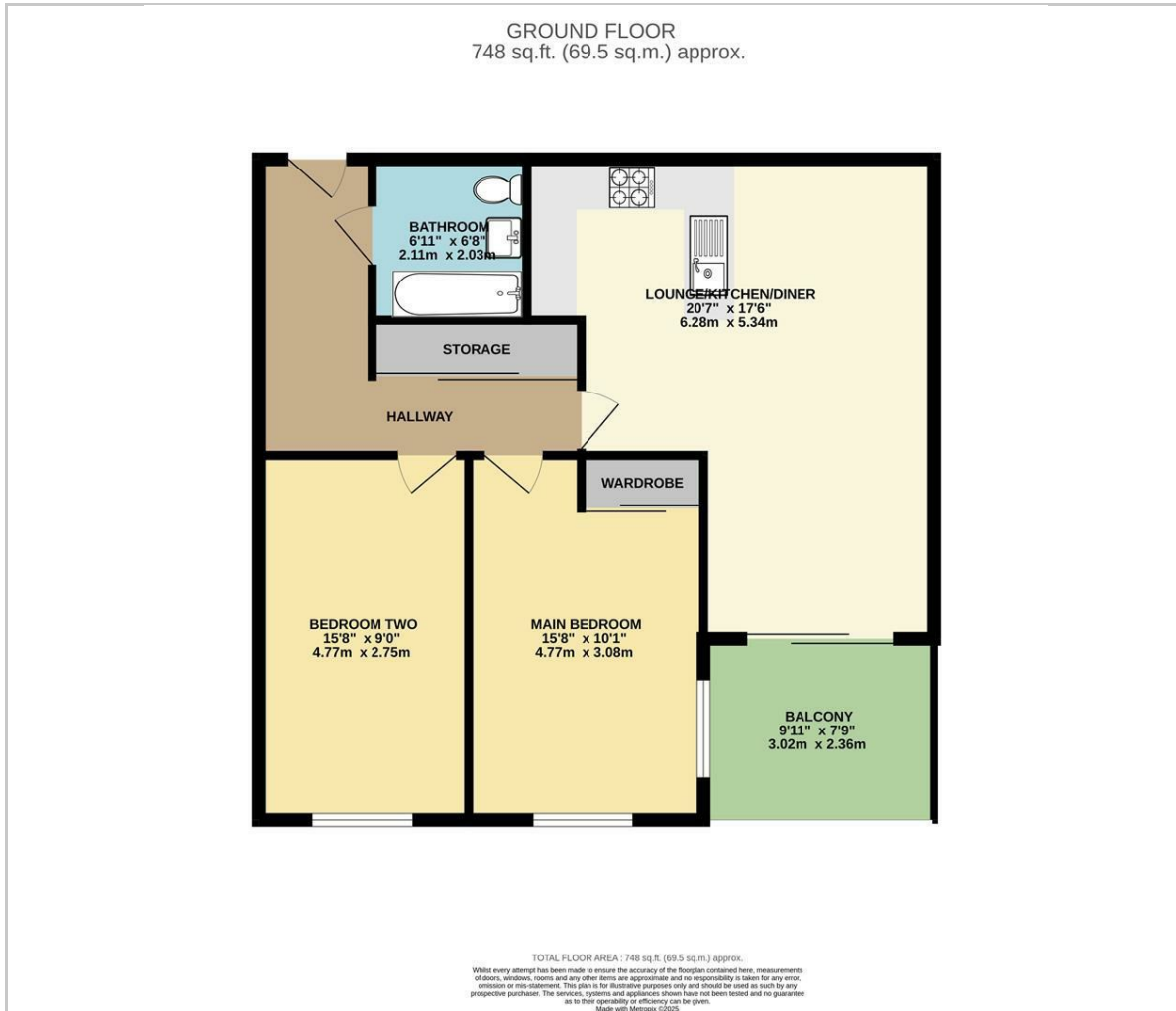


#### Identification Checks

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.



## Floor Plan



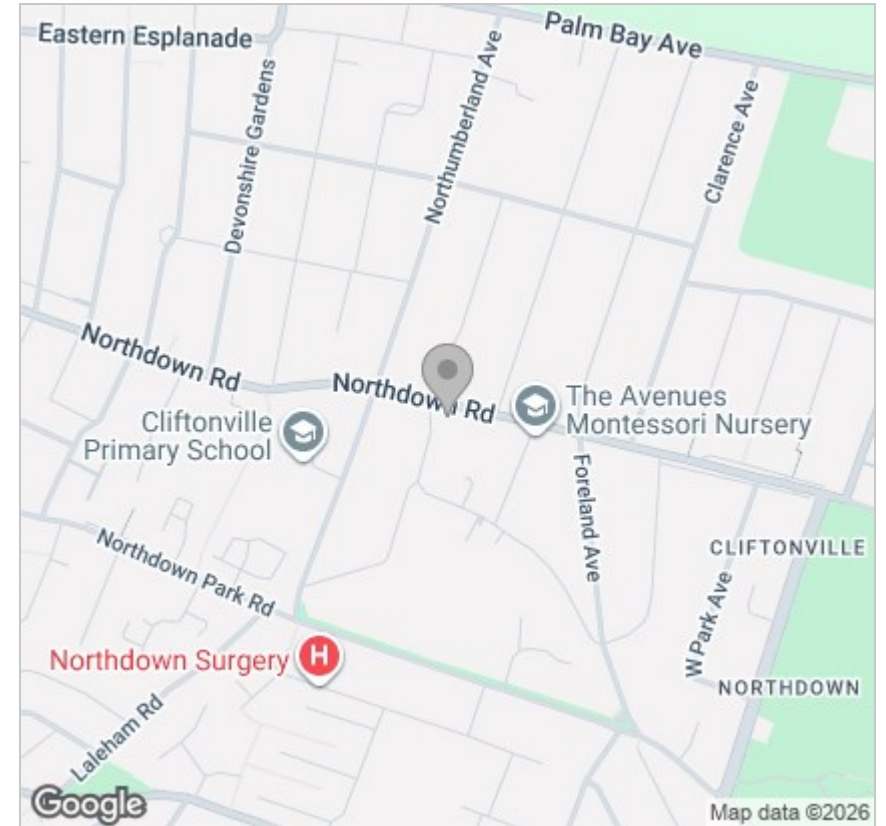
## Viewing

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.

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.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**

## Area Map



## Energy Efficiency Graph

