



# TMS

ESTATE AGENTS



Castle Drive, Margate, CT9 4FN

**£198,000**



- CHAIN FREE
- 2 DOUBLE BEDROOMS
- CLOSE TO WESTWOOD CROSS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC - B/ COUNCIL TAX - B
- 2 BED 1ST FLOOR APARTMENT
- CLOSE TO QEQM
- EN SUITE
- ALLOCATED PARKING 1 CAR
- CALL TO REGISTER YOUR INTEREST



CHAIN FREE ~ 2 BEDROOM 2 BATHROOM FIRST FLOOR FLAT ~ CLOSE TO QEQM HOISPITAL & WESTWOOD CROSS.

TMS Estate Agents are delighted to offer to the market this spacious 2 bedroom and 2 bathroom 1st floor flat located in Castle Drive, Margate, perfect for easy access to both Westwood Cross and the QEQM hospital.

This modern flat presents an excellent opportunity for both first-time buyers and seasoned investors alike. The property boasts a contemporary design that is both stylish and functional.

The flat features two well-proportioned bedrooms with the main bedroom enjoying an ensuite shower room. The dual aspect reception room opens up seamlessly to the fully fitted modern kitchen offering a perfect gathering space, ideal for entertaining friends or just enjoying quiet evenings at home. There is a family bathroom as well.

Externally the property enjoys a dedicated parking space for one vehicle, a valuable asset in this desirable location. There are also visitor spaces available within the development.

The property has recently achieved a rent of £1,000 per month, this flat represents an ideal investment opportunity promising a steady income stream in a thriving market. Whether you are looking to make this your new home or add to your property portfolio, this flat on Castle Drive is not to be missed.

Castle Drive is centrally located in Thanet meaning with Margate and its Old Town charm, Broadstairs with its annual folk festival, Ramsgate with its Royal Harbour and Westgate and Birchington are all easily accessible either by car or using the regular local transport links. Each town offers fast links direct to London from their mainline stations. You can enjoy sandy beaches, independent restaurants and bars and Dreamland in Margate with its diverse music scene.

Call TMS Estate Agents today to book your viewing.

## COMMUNAL

Communal Entrance Hall  
Secure Entrance Door

## APARTMENT

### ENTRANCE HALL

Hard wood door, entry phone system, fitted carpet, two storage cupboards, radiator.

### LOUNGE

16'6" x 11'9" (5.05 x 3.6)

Double glazed Patio Doors with Juliette Balcony and double glazed windows to side, carpet, 2 radiators.

### KITCHEN

14'4" x 7'8" (4.39 x 2.35)

Double glazed window, range of wall drawer and base units, inset one and a half bowl stainless steel sink and mixer taps, integrated electric oven, inset gas hob with extractor over, wall mounted gas central heating boiler, space for fridge freezer and washing machine, vinyl floor.

### BEDROOM ONE

15'5" x 10'7" (4.72 x 3.25)

Double glazed window, carpet, radiator.

### EN SUITE

Frosted double glazed window, fully tiled shower cubicle, wash hand basin, low flush W.C, tiled floor, radiator.



## BEDROOM TWO

12'5" x 9'4" (3.81 x 2.87)

Double glazed window, carpet, radiator.

## BATHROOM

Frosted double glazed window, panelled bath, wash hand basin, low flush W.C, part tiled walls, tiled floor, radiator.

## EXTERNAL

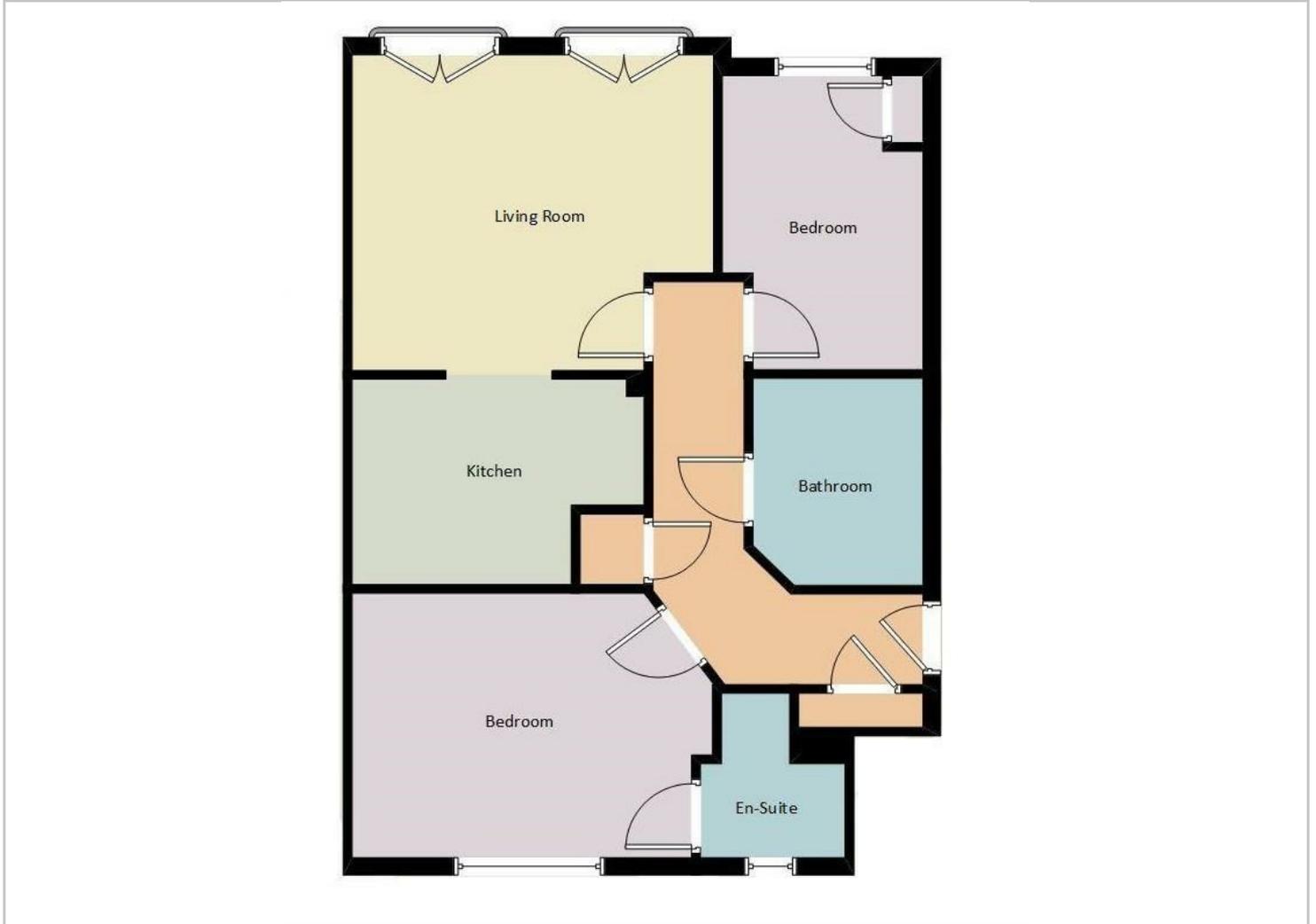
### Parking

1 Allocated parking space.

### Agents Note

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.





### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-81) <b>B</b>		88	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		88	88
	EU Directive 2002/91/EC		

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.

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