



2 Lynx Street, Margate CT9 4FX



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GUILDCREST ESTATES

Lynx Street, Margate CT9 4FX

**Offers in excess of £190,000**

Situated on Lynx Street in the charming coastal town of Margate, this nearly new ground floor apartment offers a delightful blend of modern living and convenience. Built in 2021, this purpose-built residence is part of a small development comprising just three apartments, ensuring a sense of community and privacy.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a touch of luxury and convenience. The spacious open plan lounge/kitchen/dining room is perfect for relaxation or entertaining guests, creating a warm and inviting atmosphere.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, with the popular Westwood Cross shopping centre just a stone's throw away. Here, you will find a variety of shops, restaurants, and leisure facilities, making it an ideal location for those who enjoy a vibrant lifestyle.

This apartment is perfect for first-time buyers, small families, or investors looking for a property in a sought-after area. With its modern design, practical layout, and prime location, this property is a wonderful opportunity to embrace the Margate lifestyle.





Don't miss your chance to make this charming apartment your new home.

Council Tax Band B  
Lease remaining 995 Years  
Service Charge £1466pa - approx £122pcm  
Leasehold  
Mains water, sewer, electricity, gas with gas central heating





GUILDCREST ESTATES

## Key Features

- 5 year old ground floor apartment
- 2 bedrooms with en suite shower room
- Open plan kitchen/dining room/lounge
- En suite to master bedroom
- Small development of 3 apartments
- Allocated parking
- Close to Westwood cross shopping centre
- Council Tax band B

## Important Information

Leasehold

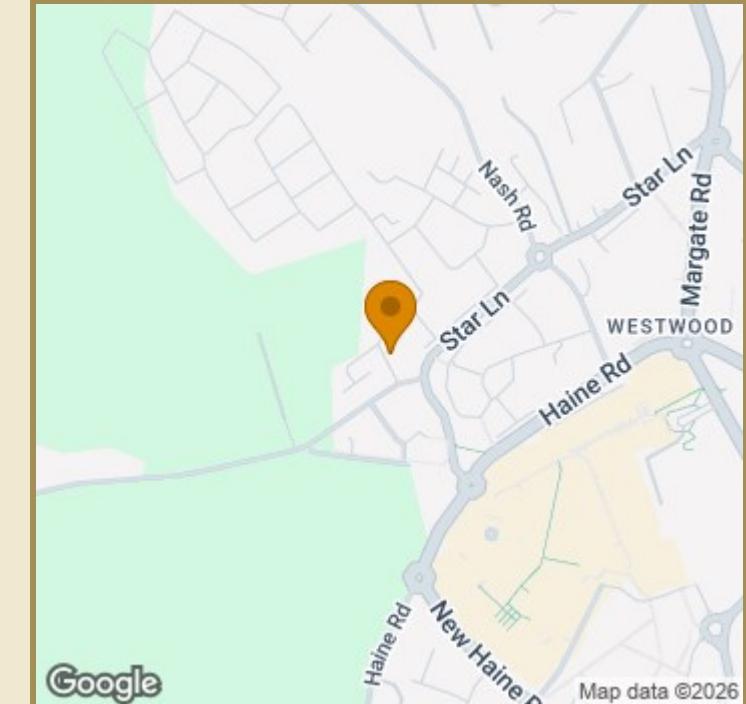
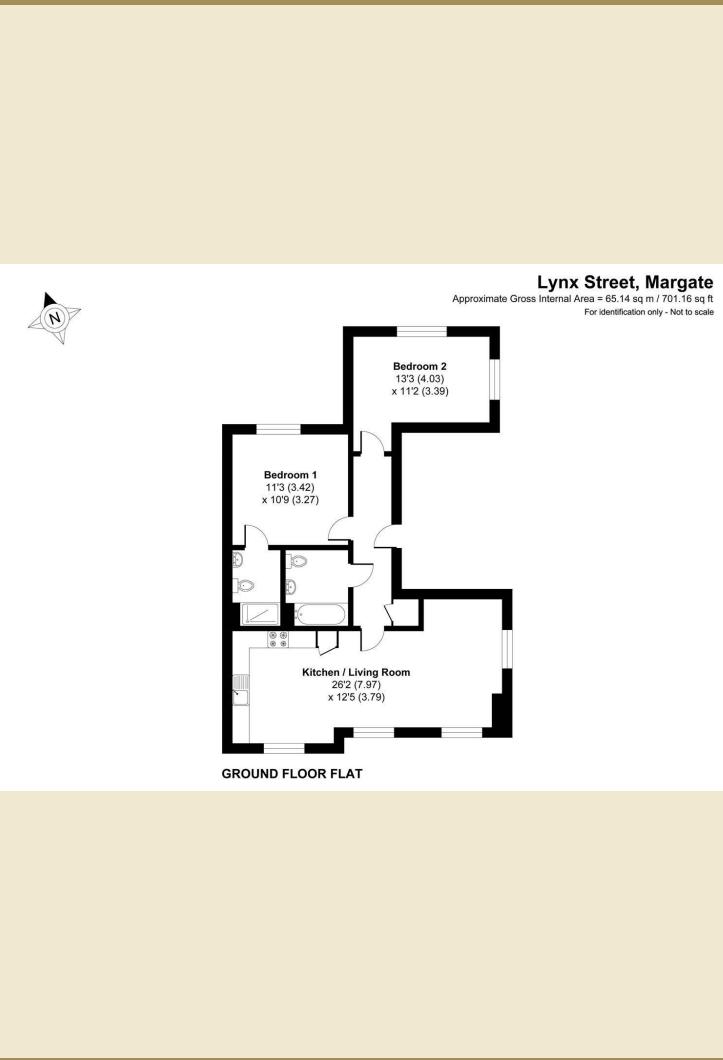
Apartment - Purpose Built

701.00 sq ft

Council Tax Band B

EPC Rating B

£190,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions		EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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