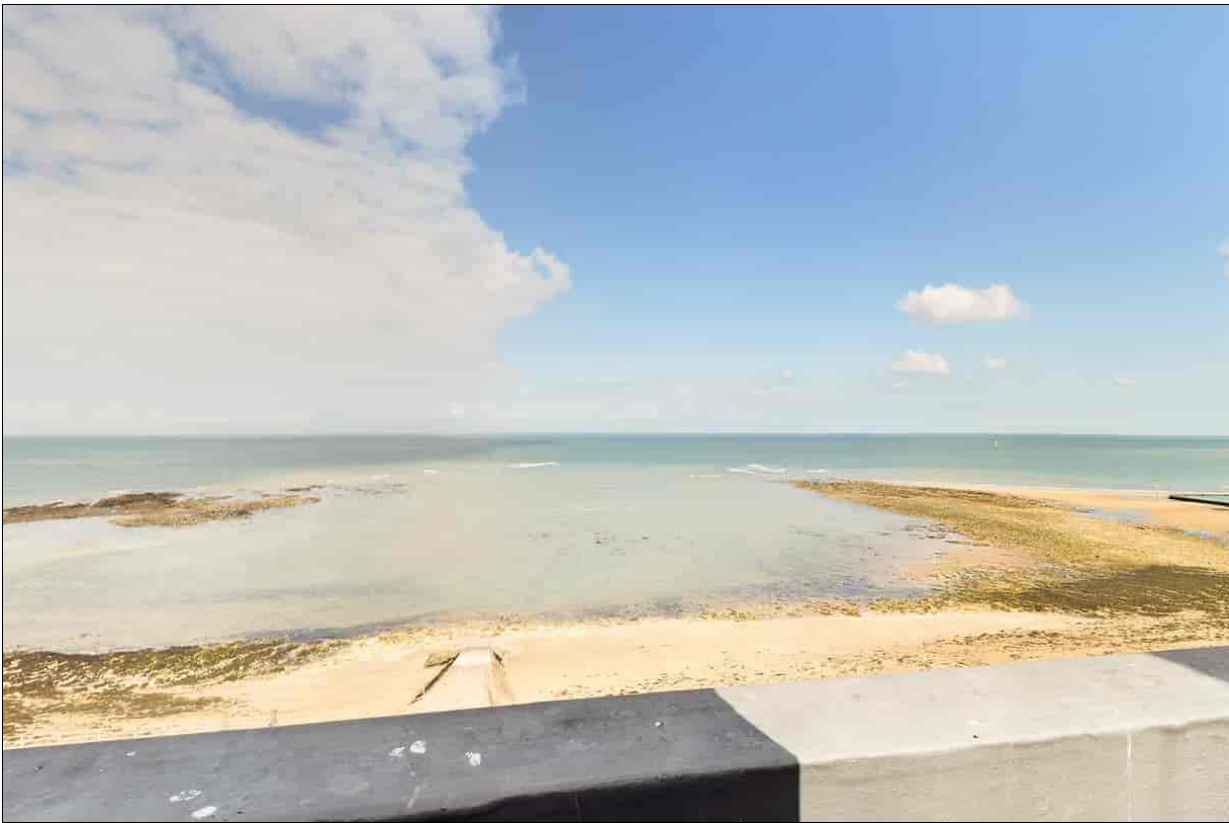


Terence Painter

ESTATE AGENTS



- Fourth Floor Apartment
- One Double Bedroom
- Stunning Sea Views
- No Forward Chain
- 19'8" Lounge/Diner with Stunning Elevated Sea Views
- Central Margate Location
- 14'3" Kitchen
- Modernisation Required
- 13'10" Bathroom With Sea Views
- Close Proximity to Beach, High Street & Transport Links
- Available For Viewing Now!

**Flat 6 Ashley House, 9 Royal Crescent, Margate, Kent. CT95AJ.**

**Leasehold £180,000**

TOP FLOOR SEA VIEW APARTMENT SET WITHIN AN HISTORIC PERIOD BUILDING JUST A SHORT STROLL FROM MARGATE'S SEAFRONT & VIBRANT OLD TOWN

This spacious one bedroom fourth floor apartment is set within an attractive sea facing Grade II Listed building and affords stunning sea views from the main living area and bathroom. The Turner Contemporary and Margate's Old Town with its arts led community and eclectic mix of vibrant bars and restaurants are all located within 400 metres. This property which requires modernisation has previously been granted listed building consent to be converted into a two bedroom apartment (currently lapsed). In our opinion, this home would make the ideal, weekend bolt-hole, holiday retreat or rental investment property. Call us now on 01843 866866 to book your viewing appointment.

#### **Entrance**

Access into the communal entrance hall is via a secure glazed wooden front door. There are stairs to all floors.

#### **Apartment Entrance**

Is via a wooden door to the entrance hall.

#### **Entrance Hall**

2.50m x 1.95m (8' 2" x 6' 5") There is carpet flooring and doors leading off to all rooms.

#### **Lounge/Diner**

6.00m x 3.99m max (19' 8" x 13' 1") There is a dormer window to the rear of the property which offers stunning elevated sea views, storage heater and carpet flooring.

#### **Kitchen**

4.34m x 2.71m (14' 3" x 8' 11") There is a dormer window to the front of the property, range of wall, base and drawer units, space for appliances and vinyl flooring.

#### **Bathroom**

4.21m x 3.38m (13' 10" x 11' 1") There is a dormer window to the rear of the property with elevated sea views, low level w.c, pedestal wash hand basin, panelled bath with mixer shower and vinyl flooring.

#### **Planning**

This apartment has previously been granted listed building consent to be converted into a two bedroom apartment (now lapsed). Plans are available on request or they can be found on the Thanet District Council planning website reference number L/TH/20/0160.

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**£180,000**

### **Lease & Ground Rent**

We have been advised that the property is being sold with the remainder of a 120 year lease which commenced on the 25th March 1978 (approximately 75 years remaining).

Ground Rent: Currently £35 per annum.

### **Holiday Lets & Pets**

Under the terms of the lease holiday lettings are not permitted. Pets may be permitted with the Landlords consent.

### **Council Tax**

The Council Tax band is B.



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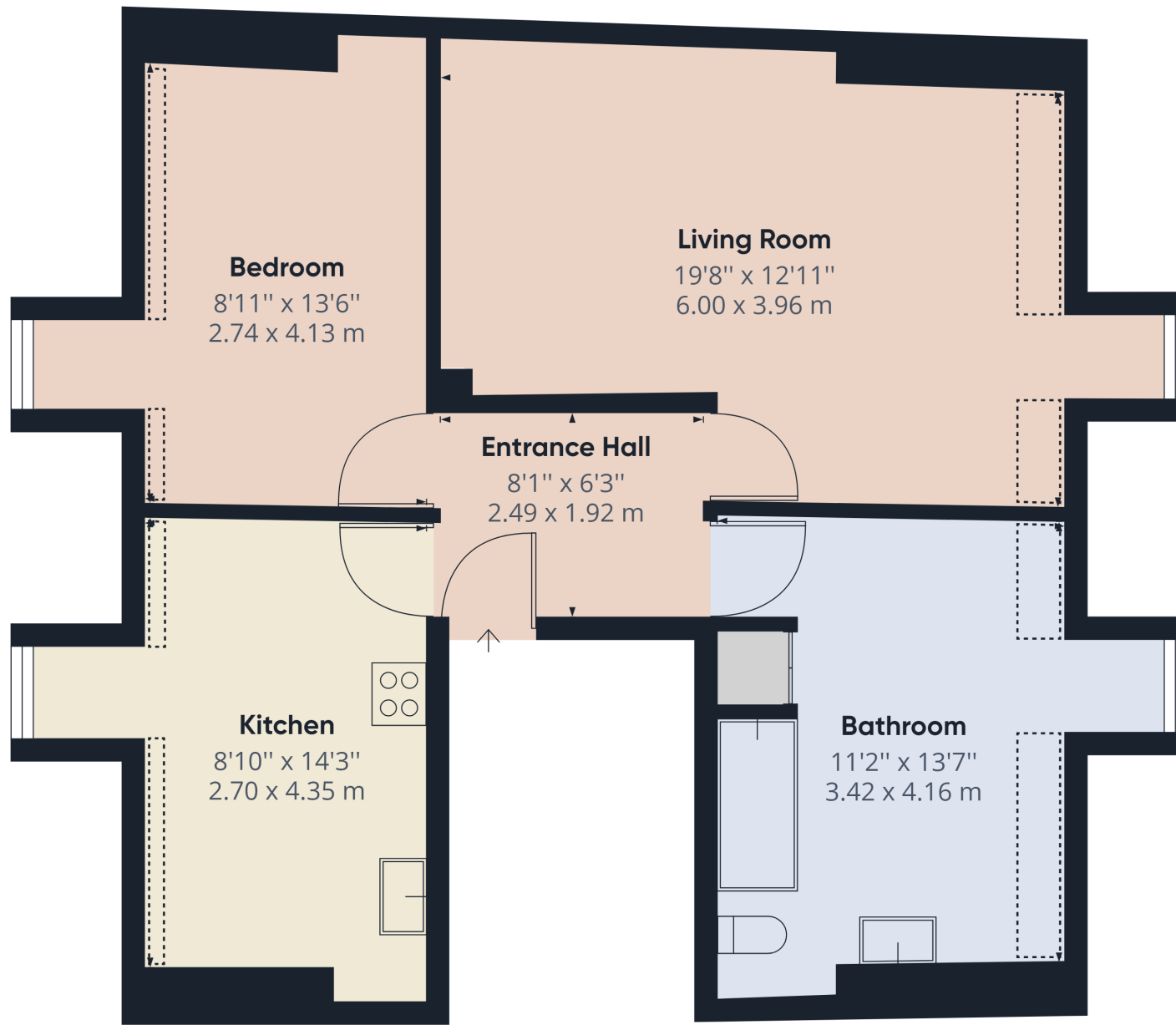


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



**Approximate total area<sup>(1)</sup>**

749.01 ft<sup>2</sup>  
69.59 m<sup>2</sup>

**Reduced headroom**

38.13 ft<sup>2</sup>  
3.54 m<sup>2</sup>

(1) Excluding balconies and terraces

⋮ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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**£180,000**