



- Two Bedroom Apartment
- 19'1" Principal Bedroom with En-Suite Shower Room
- Bathroom/W.C.
- Electric Heating
- Allocated Underground Parking Space
- No Forward Chain
- Close to Beach & Station
- Ideal Seaside Retreat



**Flat 17 Charlotte Court, Royal Seabathing, Canterbury Road, Margate, Kent. CT95NB.**

**Leasehold £150,000**

## A TWO BEDROOM UPPER GROUND FLOOR FLAT LOCATED WITHIN A STONE'S THROW OF THE BEACH AT WESTBROOK BAY

This well appointed two double bedroom, two bathroom purpose built flat is located within the Royal Sea Bathing development at Margate, just a short distance from the sandy beach at Westbrook Bay, and the Main Sands and railway station at Margate.

The apartment would make the perfect seaside retreat, or for those looking to share. The well presented property benefits from a well appointed kitchen/living room, bathroom/W.C. and an en-suite shower room/W.C., fitted carpets and electric heating. There is also an allocated underground car parking space.

The immediate area is well served by local shops and amenities with further shops, restaurants & bars and the vibrant Old Town all located within a few minutes walk.

The property is being offered with no forward chain. To book your viewing appointment please call the selling agents Terence Painter on 01843 866866.

## FLAT ENTRANCE

### Entrance Hallway

3.960m x 1.38m (13' 0" x 4' 6") Entrance to the flat is gained via a secure wooden door. The entrance hallway features two storage cupboards, an electric radiator and carpeted flooring.

### Bathroom/WC

2.71m x 1.87m (8' 11" x 6' 2") The bathroom features a panelled bath with glass screen and shower attachment, low level w.c, electric chrome ladder style radiator, wash hand basin, tiled walls and flooring.

### Principal Bedroom

5.82m x 3.80m (19' 1" x 12' 6") The principal bedroom has a double glazed window to the front. Built in storage cupboard and fitted wardrobe, carpeted flooring. Door to:

### En-Suite Shower Room

1.88m x 1.77m (6' 2" x 5' 10") The en-suite benefits from a corner cubicle shower, low level w.c, electric chrome ladder style radiator, wash hand basin, partly tiled walls and tiled flooring

### Bedroom Two

5.12m x 2.56m (16' 10" x 8' 5") Bedroom two features a double glazed window to front, electric radiator and carpeted flooring.

### Living Room/Kitchen

7.44m x 3.38m (24' 5" x 11' 1") The living room/kitchen features a double glazed door to front opening to form a Juliette balcony, electric radiator and carpeted flooring. The kitchen area has high and low level units, stainless steel sink unit inset to roll-edge countertop, integrated fridge-freezer and electric oven with an electric hob inset to countertop and extractor hood over, localised wall tiling and tiled flooring.

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## **Parking**

The property benefits from an allocated underground parking space (No. 124).

## **Council Tax Band C**

## **Lease**

we are advised that the property benefits from a 999 years effective from July 2014.

## **Ground Rent**

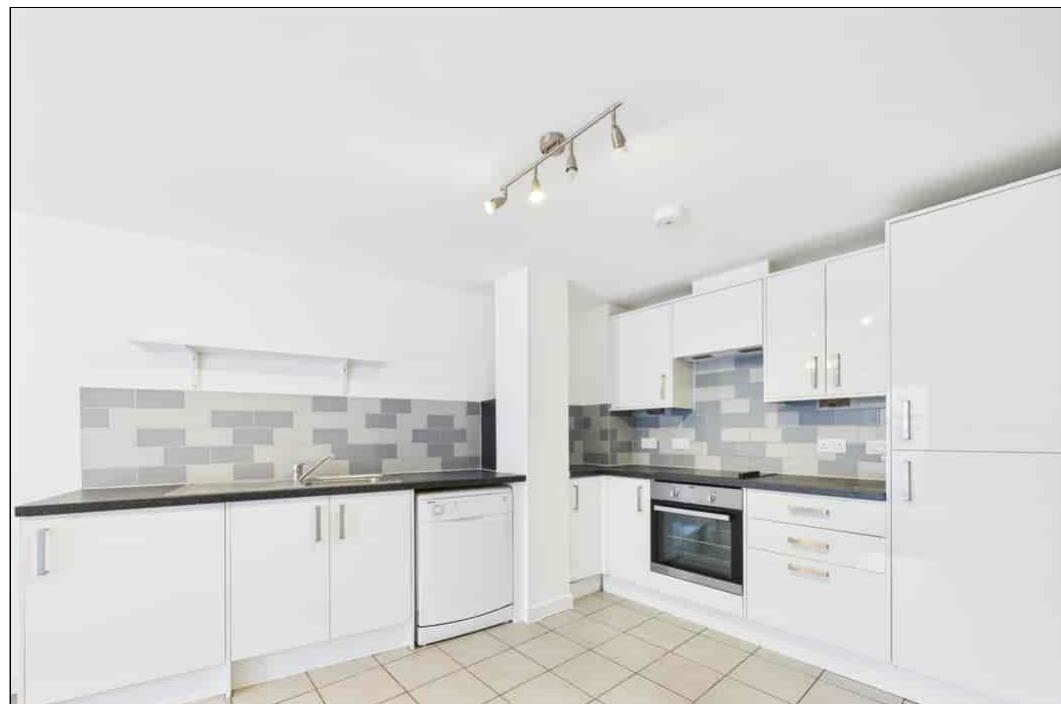
£250 per annum

## **Service Charges**

£3,594 per annum. Inclusive of building insurance, water and on site security.

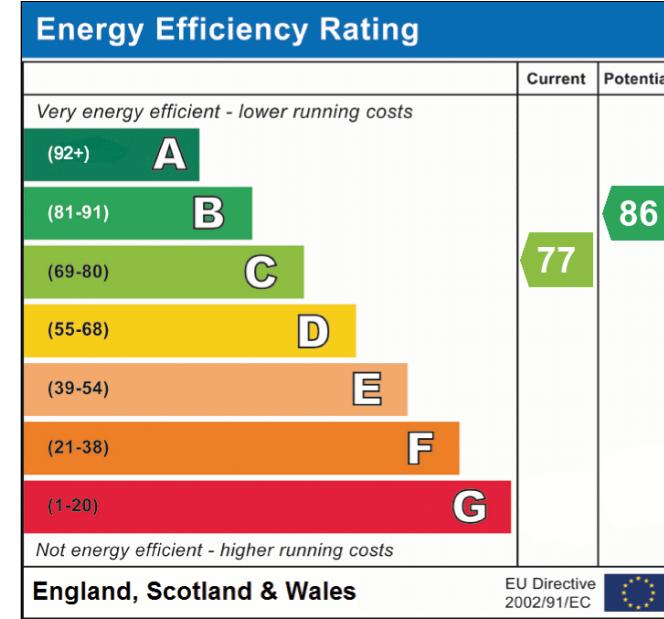
## **Agents Note**

Please note that holiday lets are prohibited.



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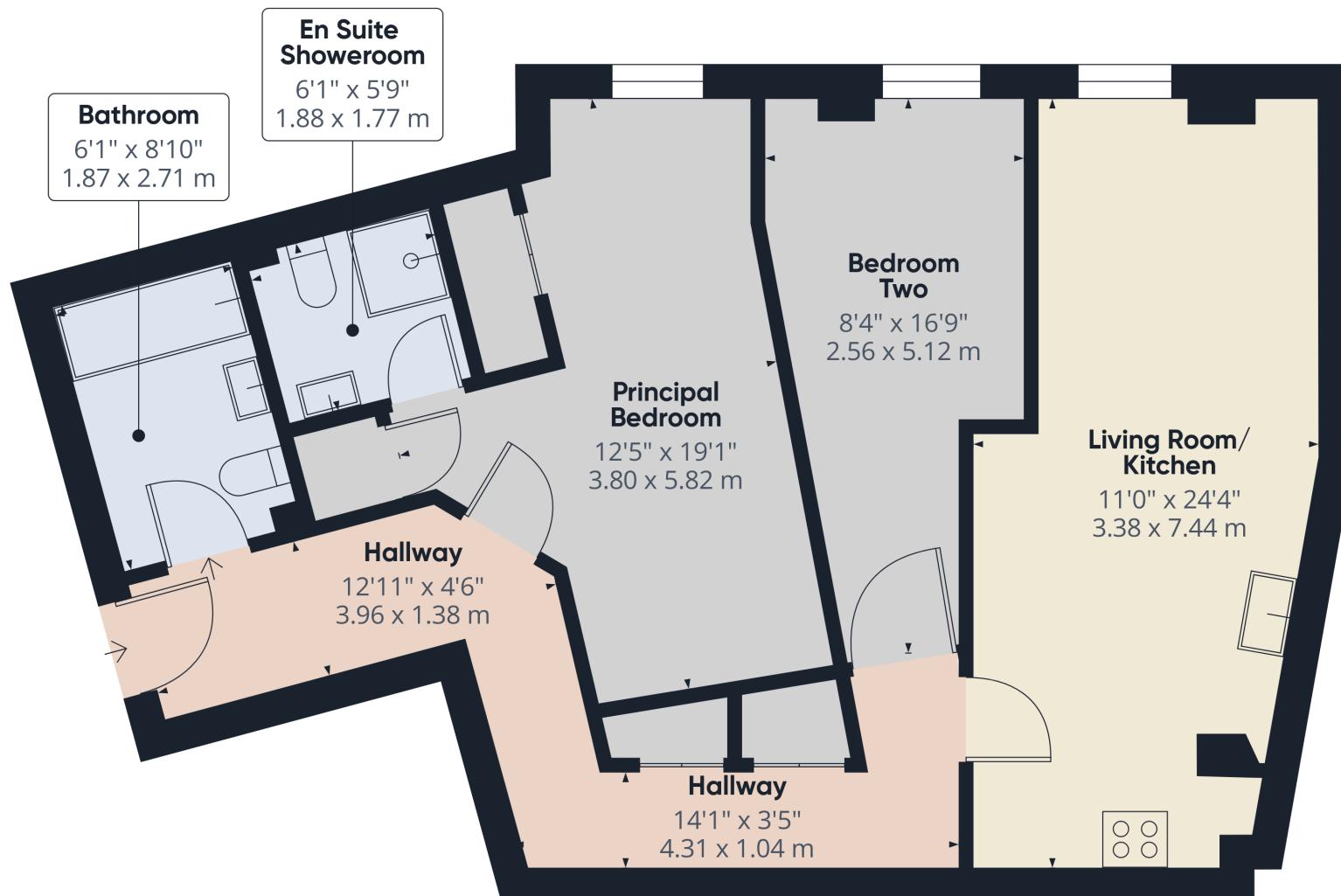


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

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

759 ft<sup>2</sup>  
70.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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