



Terence Painter

ESTATE AGENTS

- One Bedroom Retirement Apartment
- No Forward Chain
- Communal Garden
- 20'4" Living Room
- Residents Gated Car Park
- Bathroom with Bath & Shower
- Immacuately Presented Throughout
- Fitted Kitchen & Integrated Appliances
- Residents Lounge & Laundry Room
- Lift to All Floors
- 24 Hours a Day/7 Days a Week Assistance

Flat 18 Darwin Court, Harold Road, Margate, Kent. CT9 2JX.

Leasehold £45,000

IMMAUCULATE ONE BEDROOM RETIREMENT APARTMENT WITH NO FORWARD CHAIN!

Terence Painter Estate Agents are delighted to bring to the market this one bedroom first floor assisted living retirement apartment situated in Darwin Court, Cliftonville, Margate. The well presented accommodation comprises a 20'4" living room with a feature fireplace and glazed French doors to the fitted kitchen with integrated appliances. There is a generous size double bedroom with fitted wardrobes and a well appointed bathroom which boasts a wet room style shower cubicle and panelled bath.

The highly regarded Darwin Court offers residents the prospect of continued independence in a secure environment. Darwin Court comprises 73 properties arranged over 4 floors each served by lift. In addition to an Estates Manager there is a team of Assistant Estate Managers who between them provide 24 hour coverage.

There is a secure gated residents car park, large communal lounge and an on site restaurant which provides resident meals at an additional cost.

Available to view now so call Terence Painter Estate Agents to arrange your appointment.

Ground Floor

Communal Lounge & Dining Hall

Access into the communal entrance hall is via two sets of secure doors. The residents benefit from generous size seating areas. There is an onsite restaurant which the residents can use at an additional cost.

First Floor

Apartment Entrance

Access into the property is via a secure wooden front door.

Entrance Hall

There is carpet flooring, large walk in storage cupboard and doors leading off to the living room, bedroom and bathroom.

Living room

6.20m x 3.23m (20' 4" x 10' 7") There is a double glazed window to the rear of the property with fitted blinds, feature fireplace, carpet flooring, media points and glazed wooden French doors to the kitchen.

Kitchen

2.78m x 2.30m (9' 1" x 7' 7") There is a double glazed window to the rear with fitted roller blind. The kitchen comprises a range of fitted wall, base and drawer units with an integrated electric oven/grill, fridge and ceramic hob with an extractor hood over. There is localised wall tiling and vinyl flooring.

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Bedroom

4.06m x 3.04m (13' 4" x 10' 0") There is a double glazed window to the rear of the property with fitted blinds, media points, fitted wardrobes and carpet flooring.

Bathroom

2.78m x 2.65m (9' 1" x 8' 8") This well appointed bathroom comprises a wet room style shower cubicle, panelled bath, wash hand basin inset to a vanity unit with fitted mirror over, low level w.c, towel radiator, part tiled walls, extractor and vinyl flooring.

Parking

There is a secure gated residents car park with spaces useable on a first come firs served basis.

Laundry Room

There is a residents laundry room.

Communal Garden

There is a beautifully kept communal garden to the rear of the property.

Service Charges & Ground Rent

The vendors have advised us that the monthly service charge is approximately £689 and the ground rent is £404 per annum.

Council Tax Band

The council tax band is B.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Terence Painter Estate Agents, they will need to undertake an identification check. This is carried out to meet our obligation under the 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 £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

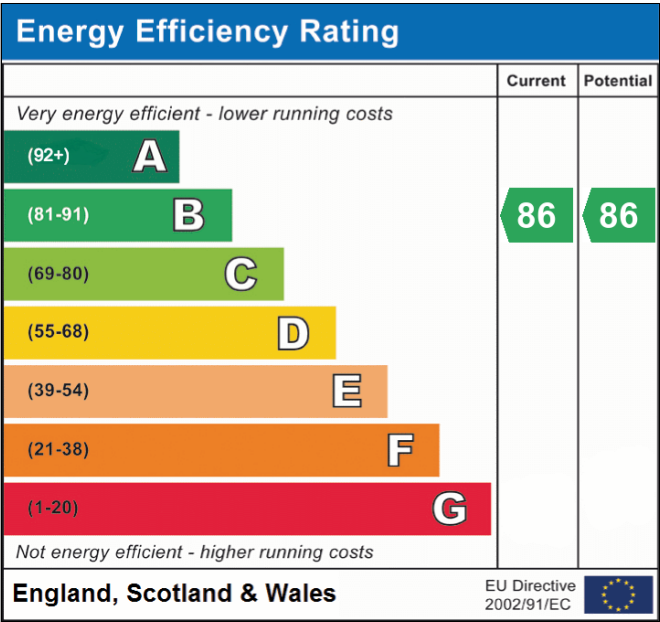
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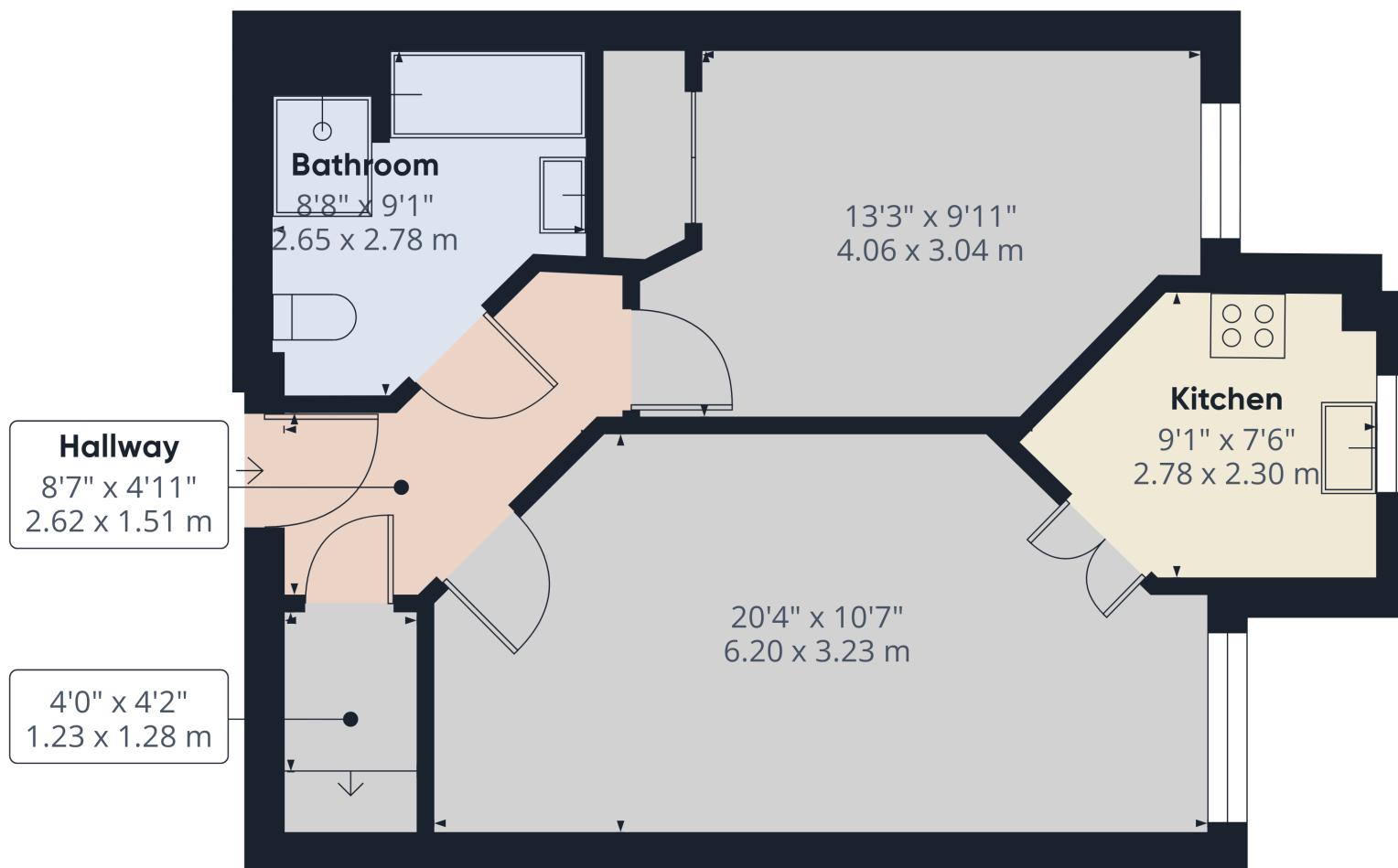
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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⁽¹⁾

527 ft²
48.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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