



Terence Painter

ESTATE AGENTS

- Two Bedroom Flat
- 18'9" Lounge/Diner with Juliet Balcony
- Well Appointed Bathroom & En-suite
- Modern Kitchen
- Allocated Parking Space
- Ideal First Time Buy or Buy to Let
- Close to Westwood Cross Shopping Centre
- Gas Fired Central Heating
- Double Glazing
- Well Presented Accommodation
- Available For Viewing Now!



8 Wherry Close, Margate, Kent. CT9 4BP.

Leasehold £170,000

Turn the key and move straight into this beautifully presented and spacious two double bedroom second floor apartment with allocated parking.

This generously proportioned apartment offers bright and airy living throughout, beginning with a welcoming entrance hall that leads to an impressive 18'9" lounge/diner with a Juliet balcony — perfect for both relaxing and entertaining.

The modern fitted kitchen is well appointed, while the contemporary family bathroom is finished to a high standard. There are two excellent double bedrooms, including a spacious principal bedroom that benefits from its own en-suite shower room, providing both comfort and convenience. Situated within a modern development close to Westwood Cross Retail Park, the property offers easy access to motorway links and a wide range of shopping, dining, and leisure facilities. This apartment would make an ideal buy-to-let investment, first home, or lock-up-and-leave second home.

Early viewing is highly recommended to fully appreciate the space and quality on offer. To arrange your appointment, contact Terence Painter Estate Agents today on 01843 866 866.

Ground Floor

Communal Entrance

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

Flat Entrance

Access is via a wooden door to the entrance hall.

Entrance Hall

4.36m x 1.42m (14' 4" x 4' 8") There is an access hatch to a loft space, storage cupboard, radiator and carpet flooring.

Lounge/Diner

5.71m x 3.93m (18' 9" x 12' 11") There are double glazed French doors which open to a Juliet balcony, media points, radiator, panelled walls and carpet flooring. This room is open to the kitchen.

Kitchen

2.44m x 1.84m (8' 0" x 6' 0") There is a double glazed window to the front, range of fitted wall, base and drawer units with integrated electric oven, dishwasher and gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, wall mounted combination boiler, stainless steel sink unit inset to roll top worksurfaces, localised wall tiling, vinyl flooring and down lights.

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Bedroom One

3.01m x 2.97m (9' 11" x 9' 9") There is a double glazed window to the front, feature panelled wall, media points, radiator, carpet flooring and a door to the en-suite shower room.

En-Suite Shower Room

1.63m x 1.42m (5' 4" x 4' 8") There is a fully tiled corner shower cubicle, pedestal wash hand basin, low level w.c, part tiled walls, vinyl flooring, radiator and down lights.

Bedroom Two

2.88m x 2.37m (9' 5" x 7' 9") There is a double glazed window to the side, radiator and carpet flooring.

Bathroom

2.39m x 1.65m (7' 10" x 5' 5") There is a panelled bath with mixer tap with hand shower attachment, low level w.c, wash hand basin, radiator, extractor, down lights, vinyl flooring and part tiled walls.

Parking

This property benefits from an allocated parking space.

Council Tax Band

This property is a council tax band B.

Lease Information

The vendors have advised us of the below information-

- There is the remainder of a 99 year lease from 25/12/2006.
 - Service charge in 2025 was £1123.66.
 - Ground rent for 2025 was £275.
 - Holiday letting is nor permitted.
 - Assured shorthold tenancies are permitted.
- Pets are not permitted.

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Agents Note

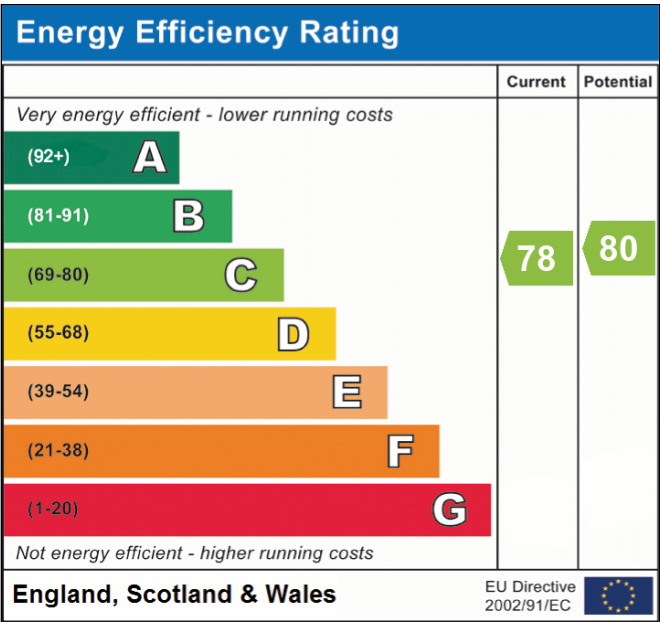
Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



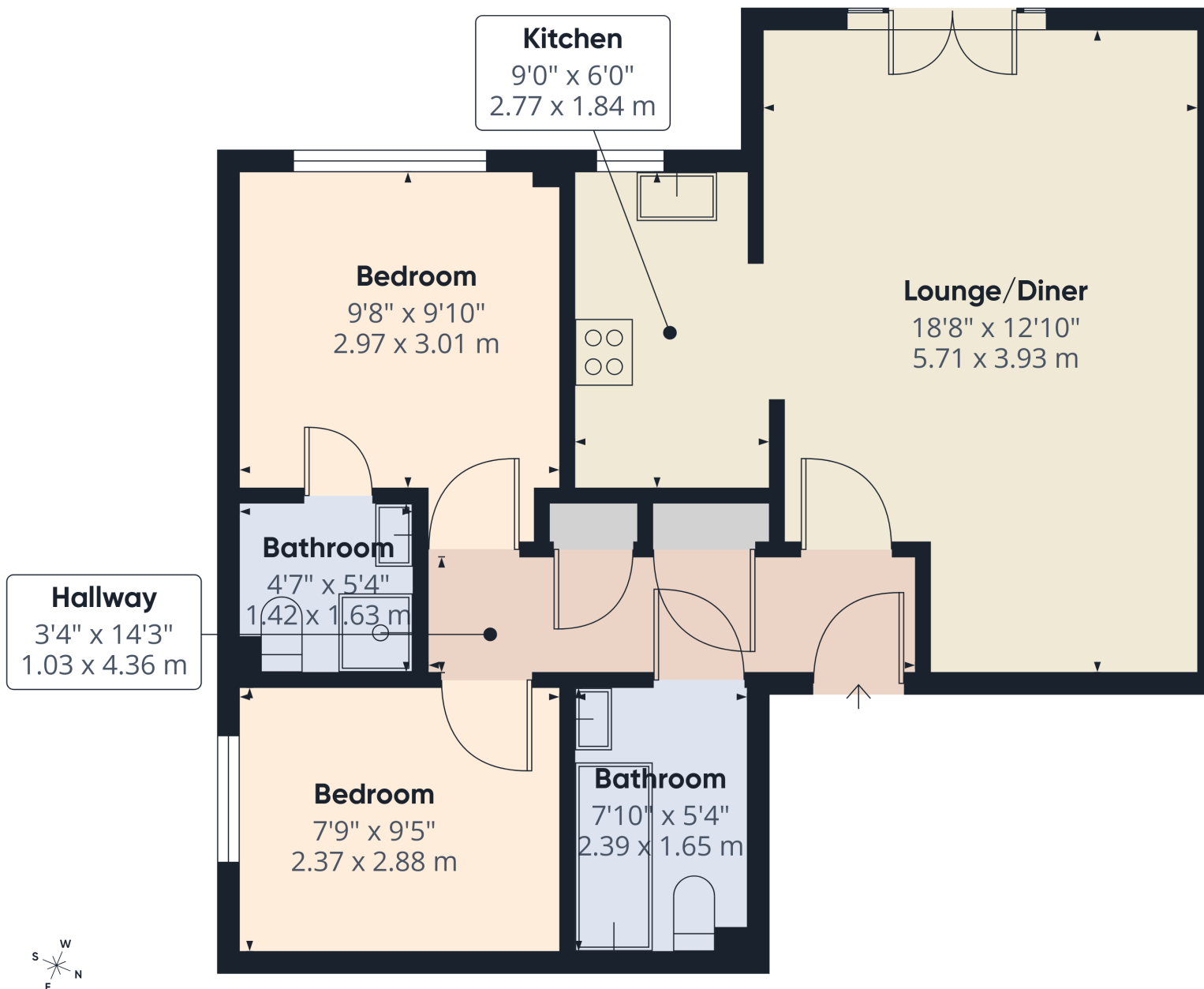
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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⁾

577 ft²
53.7 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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