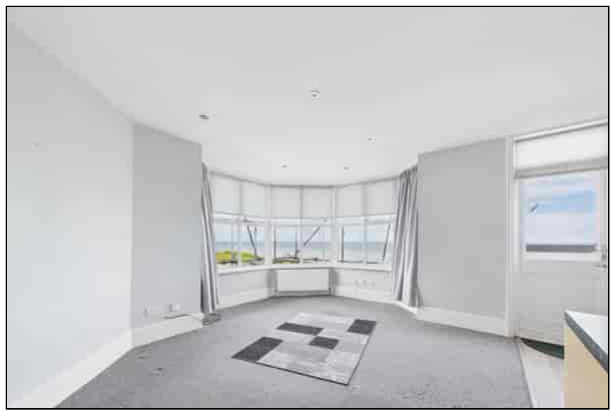






Terence Painter
ESTATE AGENTS

- No Forward Chain!
- One Double Bedroom Apartment
- Stunning Sea Views
- Private Balcony
- Sought After Location
- 18' Lounge/Diner/Kitchen
- Close to all Local Amenities
- Close to Transport Links
- Great First Time Buy Or Holiday Home

Flat 3a, 18 Royal Esplanade, Margate, Kent. CT9 5DX.

Leasehold £200,000

This charming one-bedroom apartment, offered with no forward chain, presents an exceptional opportunity to own a stylish home with stunning sea views from most rooms from its private balcony. Situated in a sought-after location.

Internally the property benefits from a nice communal entrance, welcoming entrance hallway into the flat, a 18' lounge/kitchen/Diner that steps out onto the balcony and offers beautiful sea views, a good size kitchen, well appointed bathroom and one double bedroom with sea views.

The standout feature of this delightful apartment is undoubtedly the balcony, which offers breath-taking sea views and an ideal spot to enjoy your morning coffee or watch the sunset in the evenings. This outdoor space enhances the overall appeal of the property, providing a serene escape right at home.

This property is conveniently positioned close to a range of local amenities and excellent transport links. Whether it's shopping, dining, or commuting, everything you need is within easy reach.

Whether you're a first-time buyer, investor, or looking to downsize, this property presents an excellent opportunity to secure a stylish home in a sought-after area. Don't miss the chance to make this delightful apartment your new home.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing!

INTERNAL

Communal Entrance

Entrance into the property is gained via a secure UPVC frosted glass door, there are stairs to all floors.

Entrance Hallway

2.60m x 1.15m (8' 6" x 3' 9") Entrance into the flat is gained via a secure wooden door. The entrance hallway has some coat hanging space, radiator, entry phone system and carpeted flooring.

Lounge/Kitchen/Diner

5.56m x 4.48m (18' 3" x 14' 8") The lounge kitchen benefits from a large double glazed bay window to the front, there is a door to the private balcony that grants superb sea views. The lounge part has two radiators, downlights and carpeted flooring.
The kitchen has high and low level units, space and plumbing for washing machine and a fridge, integrated electric oven with gas hob and extractor, stainless steel sink unit inset to countertops, downlights and wood effect flooring.

Balcony

4.09m x 1.47m (13' 5" x 4' 10") There is a private balcony that is accessible from the lounge.

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Bedroom

3.64m x 3.32m (11' 11" x 10' 11") The principal bedroom has a large double glazed window to the front with stunning sea views, radiator and carpeted flooring.

Bathroom

1.93m x 1.90m (6' 4" x 6' 3") The bathroom features a panelled bath with shower attachment, low level w.c, wash hand basin, chrome ladder style radiator, tiled walls and down lights.

Lease Information

Share of Freehold
100 years lease
Approx £70.00 pcm service charges

Council Tax Band - A.

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.



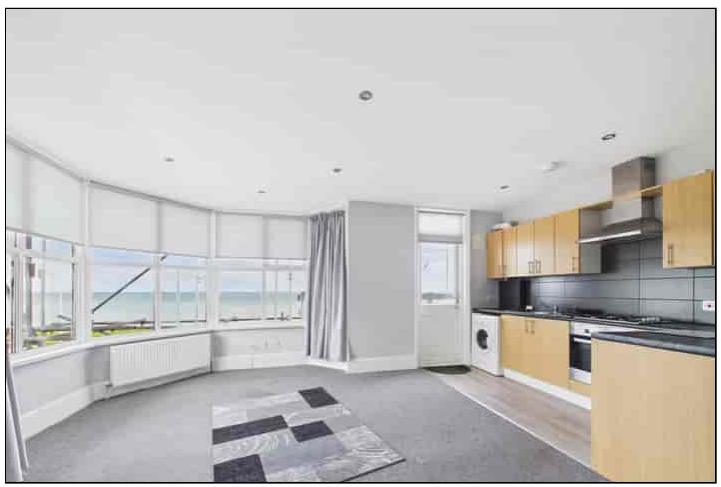
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Viewing strictly by prior appointment with the Selling Agents

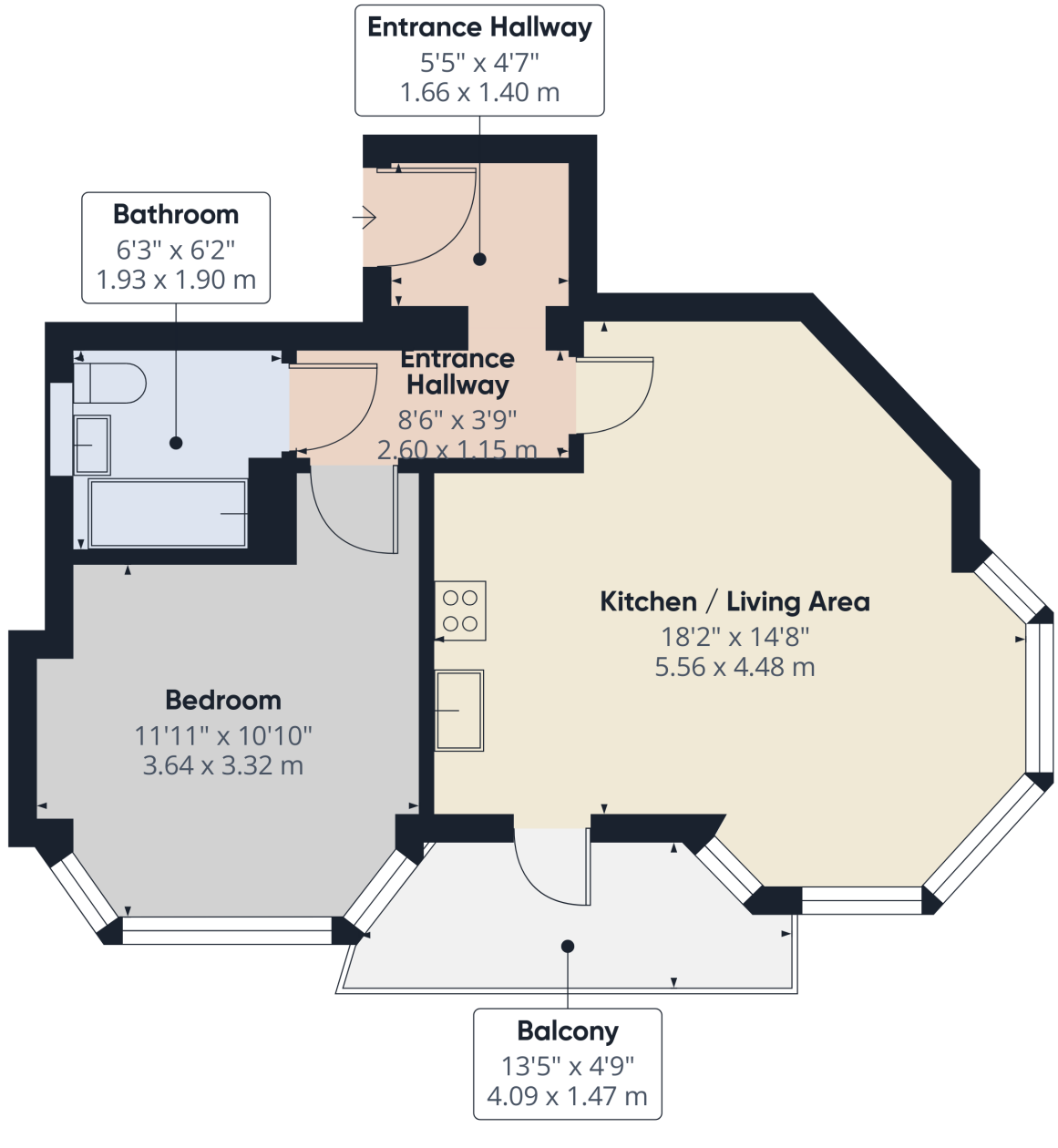
TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

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

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Approximate total area(1)

463 ft²

43 m²

Balconies and terraces

57 ft²

5.3 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.

GIRAFFE360

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£200,000