



GUILDCREST ESTATES



Flat 1 2 Lynx Street, Margate CT9 4FX





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2 Lynx Street, Margate CT9 4FX

£169,950

BEING SOLD WITH NO CHAIN.....

Situated on Lynx Street in the charming coastal town of Margate, this nearly new ground floor apartment offers a delightful blend of modern living and convenience. Built in 2021, this purpose-built residence is part of a small development comprising just three apartments, ensuring a sense of community and privacy.

The apartment features two well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a touch of luxury and convenience. The spacious open plan lounge/kitchen/dining room is perfect for relaxation or entertaining guests, creating a warm and inviting atmosphere.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, with the popular Westwood Cross shopping centre just a stone's throw away. Here, you will find a variety of shops, restaurants, and leisure facilities, making it an ideal location for those who enjoy a vibrant lifestyle.

This apartment is perfect for first-time buyers, small families, or investors looking for a property in a sought-after area. With its modern design, practical layout, and prime





location, this property is a wonderful opportunity to embrace the Margate lifestyle. Don't miss your chance to make this charming apartment your new home.

Council Tax Band B
Lease remaining 995 Years
Service Charge £1466pa - approx £122pcm
Leasehold
Mains water, sewer, electricity, gas with gas central heating



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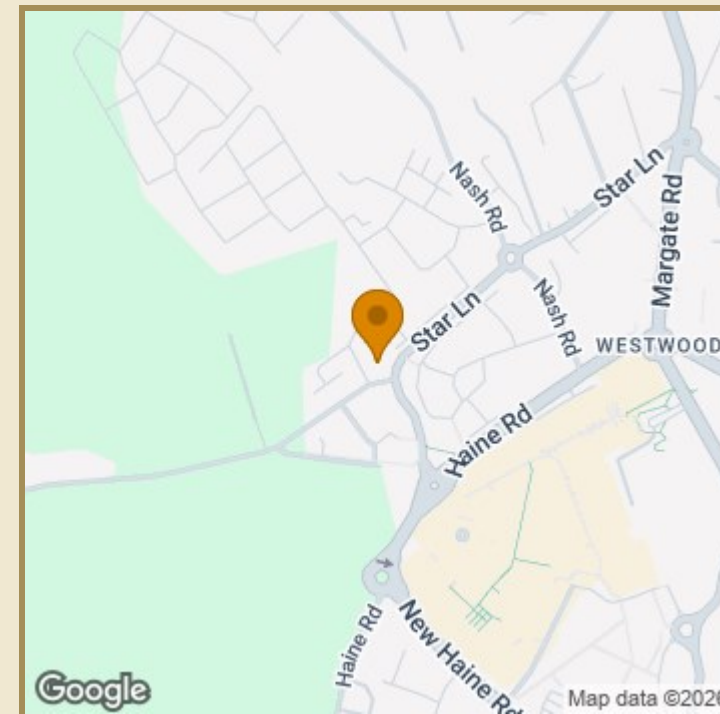
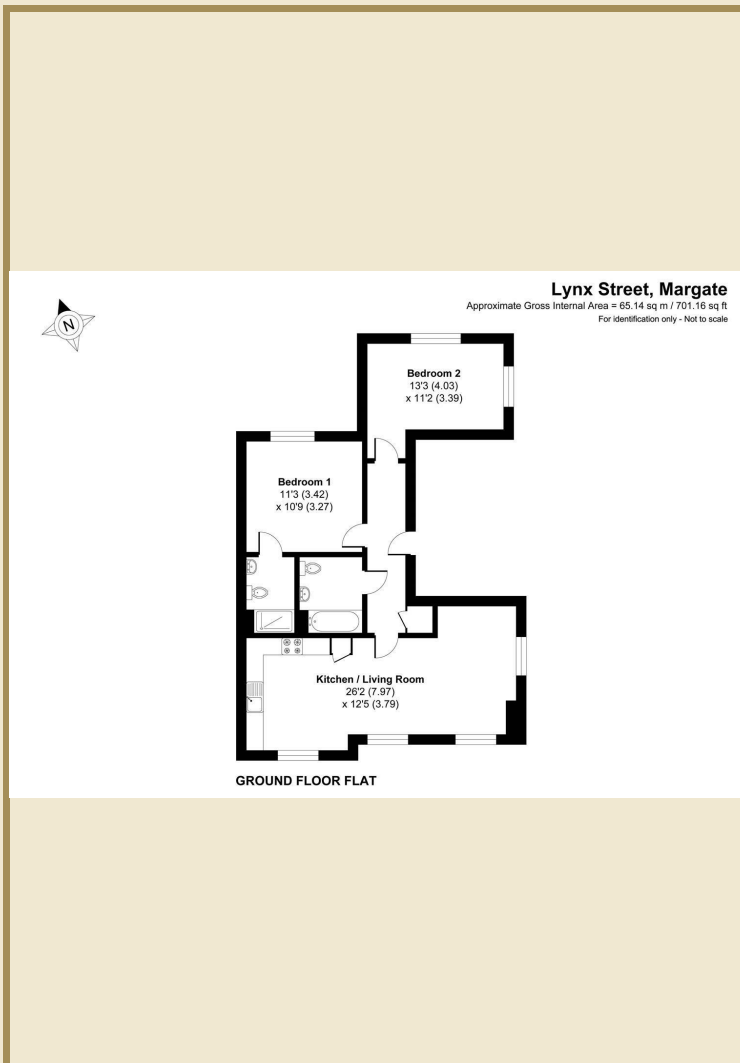
Key Features

- 5 year old ground floor apartment
- 2 bedrooms with en suite shower room
- Open plan kitchen/dining room/lounge
- En suite to master bedroom
- Small development of 3 apartments
- Allocated parking
- Close to Westwood cross shopping centre
- NO CHAIN

Important Information

Leasehold
 Apartment - Purpose Built
 701.00 sq ft
 Council Tax Band B
 EPC Rating B

£169,950



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 83 | 83 |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| | EU Directive 2002/91/EC | |



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