



GUILDCREST ESTATES



41 Dickens Court Harold Road, Margate CT9 2HN



1



1



1



GUILDCREST ESTATES

Harold Road, Margate CT9 2HN

£70,000

Enjoy coastal retirement living just moments from the beach with this well-presented one-bedroom apartment in Dickens Court. Just a stone's throw from the golden sands of Margate, the property offers an excellent combination of coastal living, security, comfort, and quality of life. The development benefits from a secure main entrance with intercom access, and the apartment itself is accessed via a communal lift.

Internally, the accommodation comprises an entrance hall with a large storage cupboard, a spacious double bedroom with built-in wardrobes, a modern shower room, and a bright lounge/diner. The kitchen is accessed via glazed doors and is fully equipped with an integrated fridge and freezer, electric hob, and eye-level electric oven.

Residents of Dickens Court enjoy a range of excellent communal facilities, including a lift, communal lounge hosting optional social activities, two laundry rooms, and beautifully maintained communal gardens—ideal for relaxing with friends or family. Additional benefits include an on-site manager, emergency care line in all flats, mobility scooter storage, and parking available on a first-come, first-served basis.

Margate is a vibrant and ever-popular seaside





town, renowned for its cultural scene, entertainment, and cuisine. Attractions include the UK's original pleasure park, Dreamland, the Turner Contemporary Gallery, and stunning sandy beaches and bays. The town also benefits from fast rail links to London, as well as excellent road connections via the A299 Thanet Way and the M2 motorway.

To arrange a viewing, please contact Guildcrest Estates.

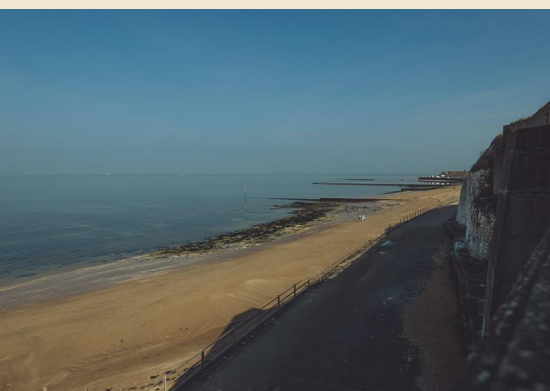


Council Tax Band: B

Maintenance Charge: £2,405 per annum (water included)

Ground Rent: £395 per annum

Lease: 105 years remaining on a 125-year lease





GUILDCREST ESTATES

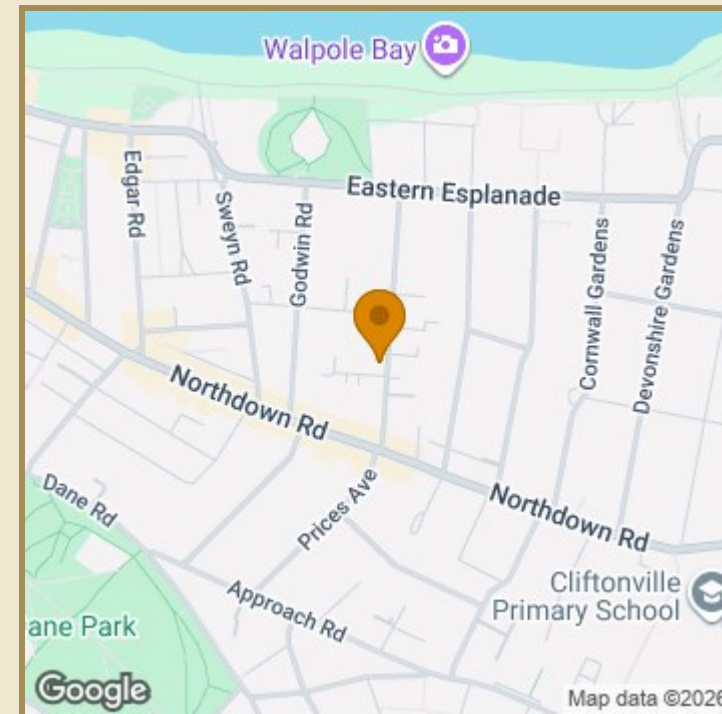
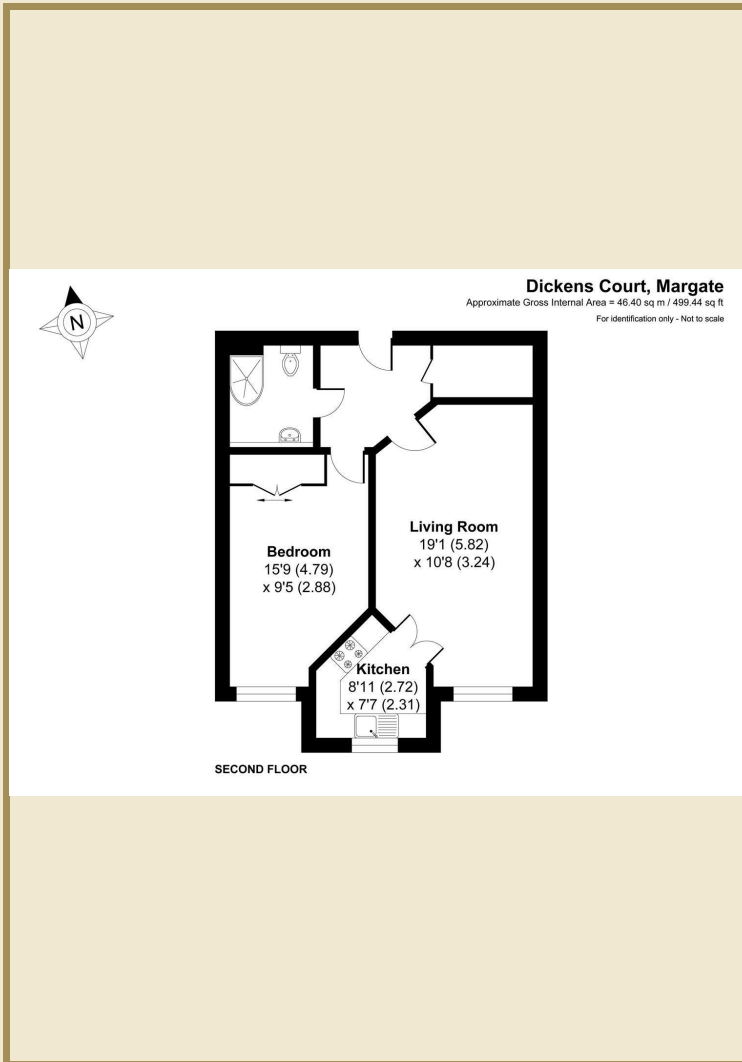
Key Features

- Sea side location
- 1 bedroom retirement flat
- Secure premises
- Lounge/diner
- Double bedroom with integrated wardrobes
- Sunny position
- Manager on site
- Communal gardens
- 55 years & over

Important Information

Leasehold
Flat - Purpose Built
499.44 sq ft
Council Tax Band B
EPC Rating B

£70,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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		
England & Wales	EU Directive 2002/91/EC	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.