



GUILDCREST ESTATES



41 Dickens Court Harold Road, Margate CT9 2HN





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£80,000

If retiring by the sea is your dream, this could be the ideal opportunity to make that a reality. Guildcrest Estates are delighted to offer to the market a second floor one bedroom retirement flat in the popular Dickens Court complex.

Situated a stones throw away from the golden sands of Margate the property offers the perfect blend of security comfort and quality of life.

The main entrance is secure with intercom access. The flat is accessed via a communal lift and internally accommodation provides an entrance hall with large storage cupboard, a double bedroom with built in wardrobes, shower room, lounge/diner and kitchen accessed via glazed doors. The kitchen is fully equipped with a individual integral fridge and freezer, electric hob and electric eye level oven. There is a lift, communal lounge with various optional activities and gatherings, two laundry rooms and an on site manager. Parking is on a first come first serve basis and external mobility scooter stores are provided. The complex also benefits from pretty communal gardens to sit and enjoy a cuppa and chat with friends or family. An on site manager offers extra security and all flats are equipped with an emergency care line.

Margate is a fantastic seaside town and has





gained a reputation for its vibrant entertainment, culture and cuisine. Its is home to he UK's original pleasure park 'Dreamland', the Turner Gallery, fast Rail links into London and infamous stunning sandy beaches and sparkling bays. There are also good road links to London via the A299 Thanet Way and M2 Motorway.
Call Guildcrest Estates to book your viewing.

Council tax band B
Maintenance charges £2,405 per annum
Water bills included
Ground rent £395 per annum
106 years left on a 125 year lease



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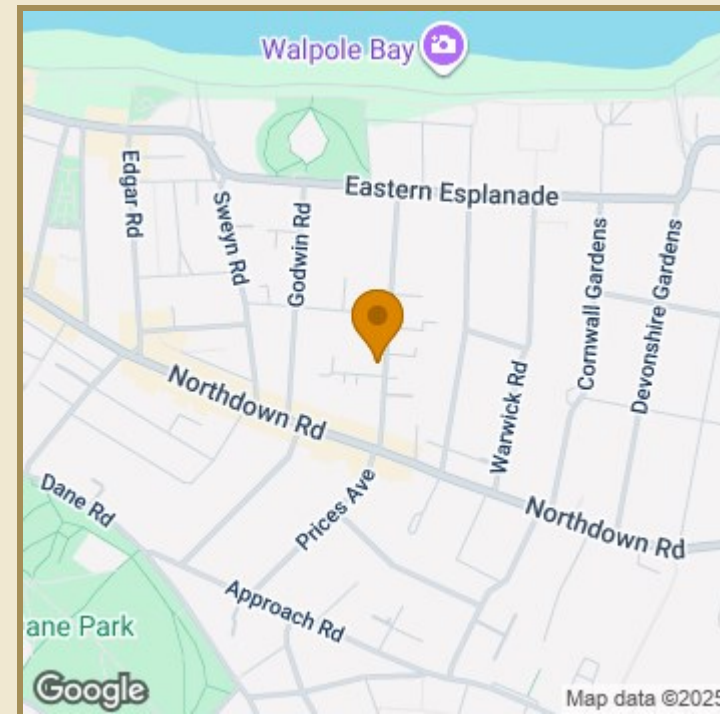
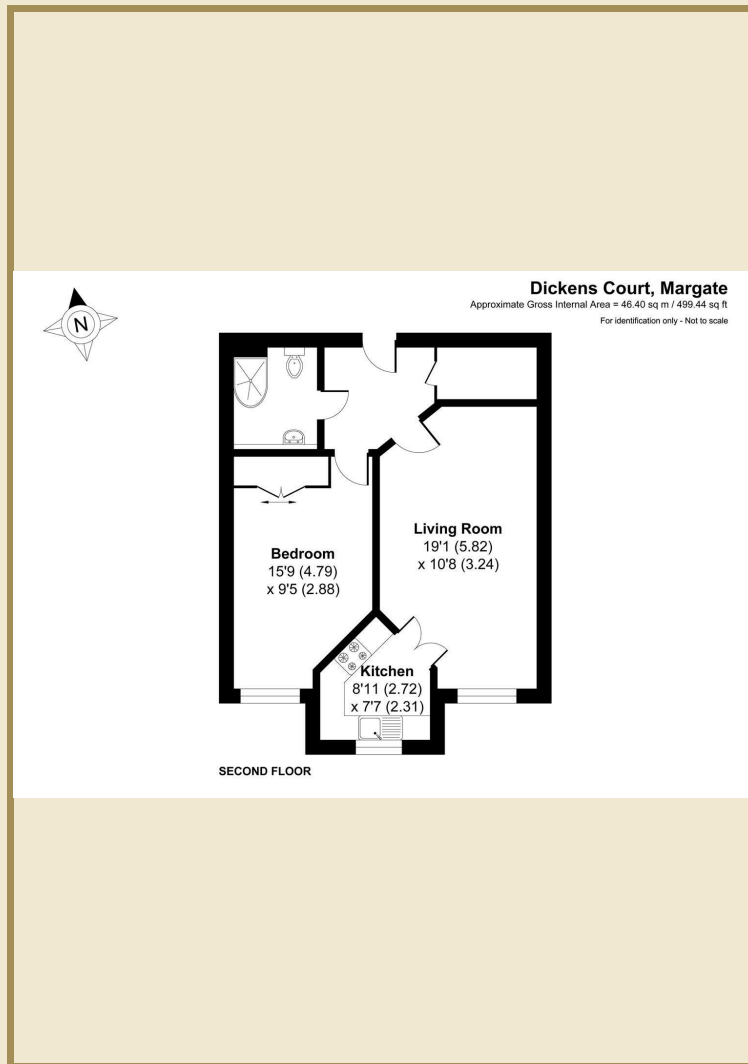
Key Features

- 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

£80,000



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			
		85	86
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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