



GUILDCREST ESTATES



2 Lynx Street, Margate CT9 4FX



2



2



1



GUILDCREST ESTATES

Lynx Street, Margate CT9 4FX

Guide price £180,000

Guide Price £180,000-£200,000

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





GUILDCREST ESTATES

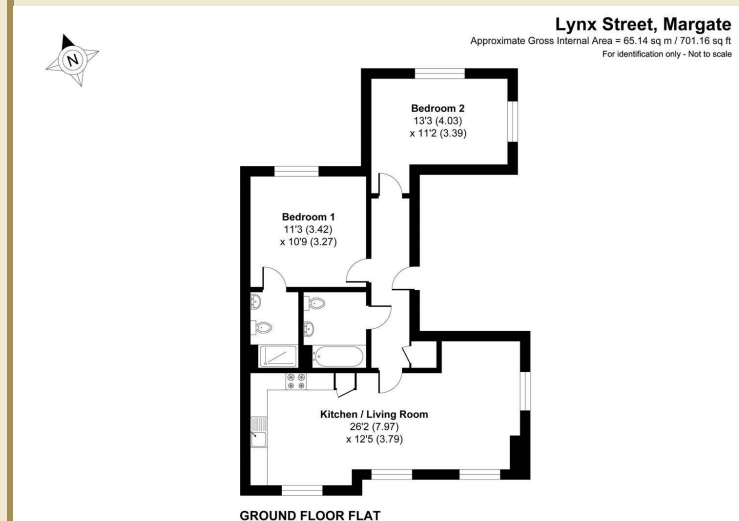
Key Features

- 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
- Council Tax band B

Important Information

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

£180,000



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		
	83	83
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	



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



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.