



GUILDCREST ESTATES



Sea Court The Passage, Margate CT9 1AF



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The Passage, Margate CT9 1AF

Offers in excess of £130,000

Just moments from the seafront, this beautifully presented ground-floor apartment is situated within a modern gated development in the ever-popular coastal town of Cliftonville, Margate.

Offering an excellent blend of comfort, convenience, and contemporary living, this charming one-bedroom home is ideal for first-time buyers, downsizers, or investors alike. The bright and airy open-plan living area flows seamlessly into the kitchen and is filled with natural light, creating a welcoming space perfect for both relaxing and entertaining.

The stylish fitted kitchen has been thoughtfully designed with practicality and modern living in mind. The spacious double bedroom provides a peaceful retreat, while a sleek contemporary bathroom completes the accommodation.

Presented in excellent condition throughout, the property is ready to move straight into. Further benefits include a long lease, reasonable service charges, and gated allocated parking for one vehicle — a highly sought-after feature in this desirable seaside location.

Don't miss the chance to make this delightful home your own in the heart of Margate.





Council Tax Band B
 Lease remaining 120 years
 Service Charge £1400 PA
 Leasehold
 Mains water, sewer, electricity, gas with
 electric central heating





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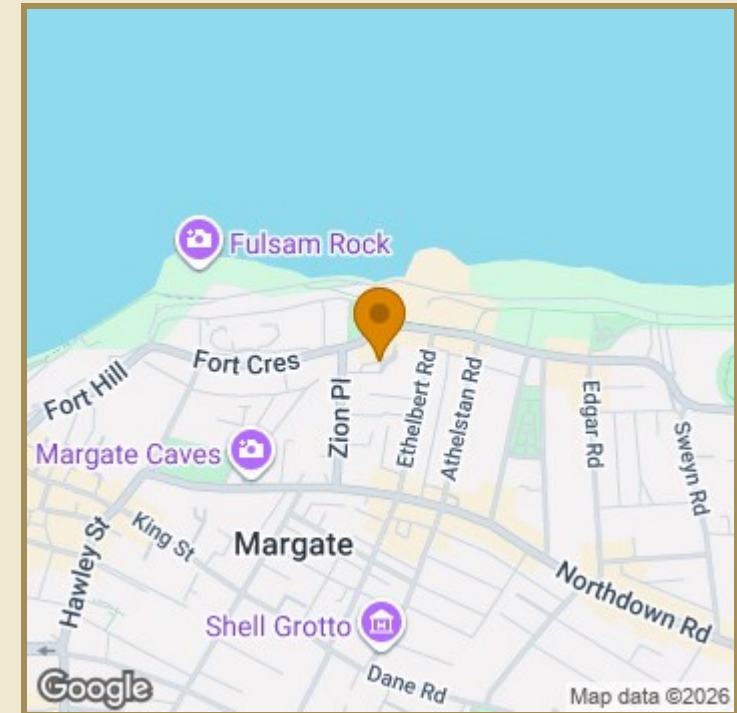
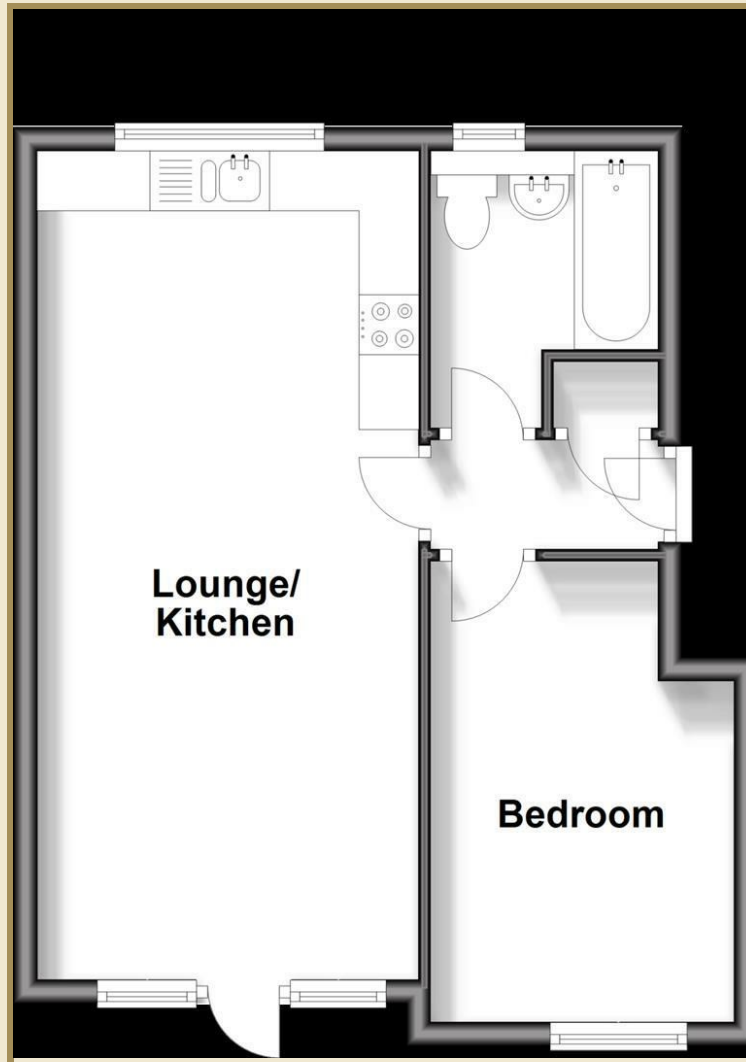
Key Features

- Just moments from the seafront
- Beautifully presented ground-floor apartment
- Modern gated development in the ever-popular coastal town of Cliftonville
- Bright and airy open-plan living area and kitchen
- Spacious double bedroom
- Contemporary bathroom
- Long lease and reasonable service charges
- Allocated parking for one vehicle

Important Information

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

£130,000



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		
		70
		79
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



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