



41 Dickens Court Harold Road, Margate CT9 2HN



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GUILDCREST ESTATES

Harold Road, Margate CT9 2HN

£80,000

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

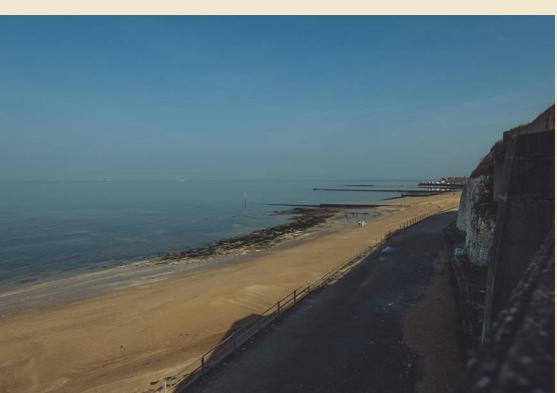




town, renowned for its cultural scene, entertainment, and cuisine. Attractions include the UK's original pleasure park, Dreamland, the Turner Contemporary Gallery, and stunning sandy beaches and bays. The town also benefits from fast rail links to London, as well as excellent road connections via the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





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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

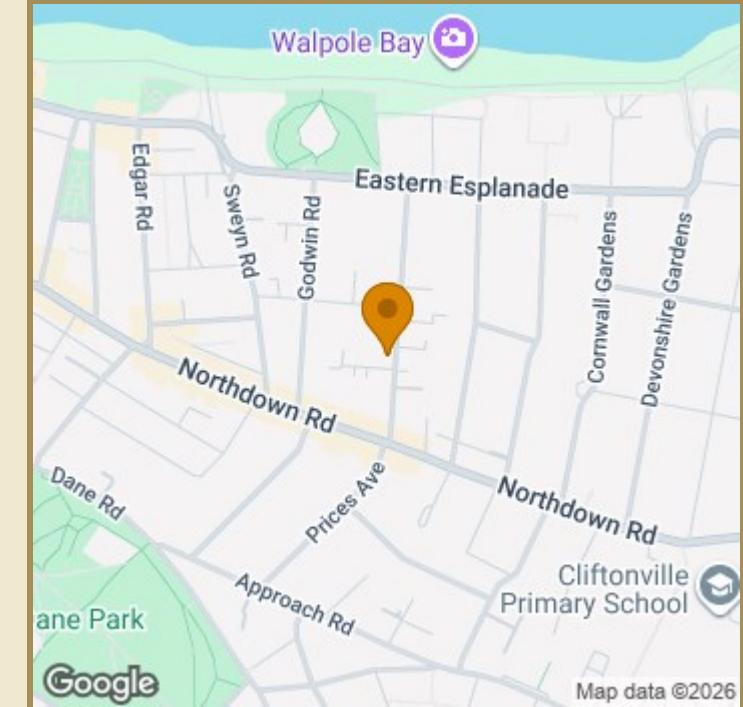
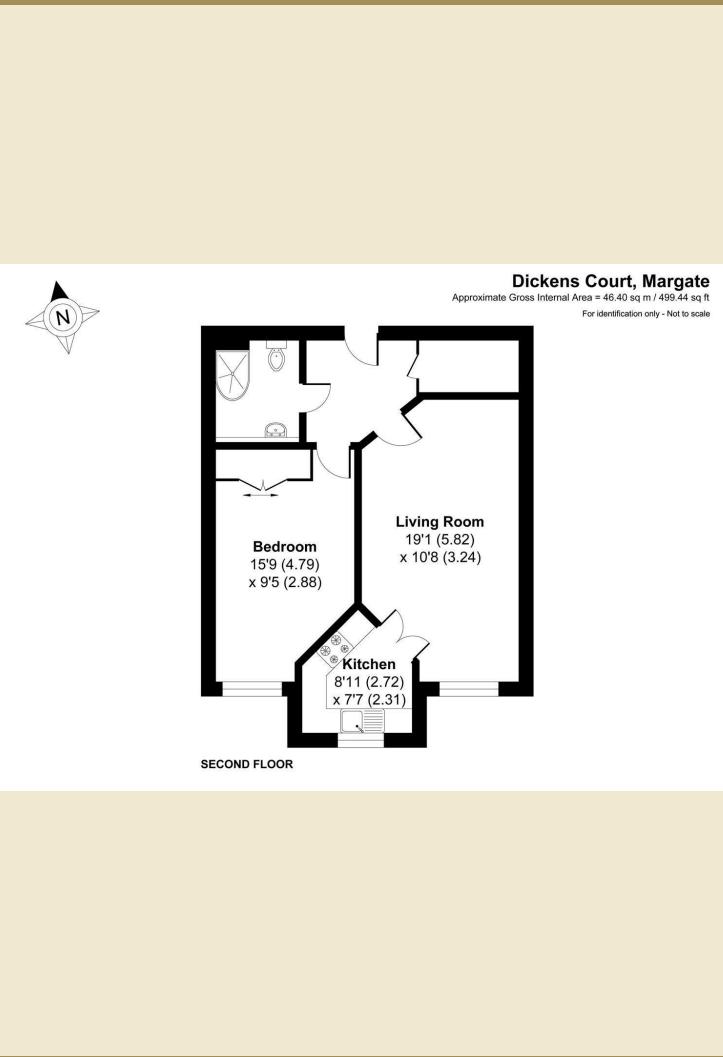
Flat - Purpose Built

499.44 sq ft

Council Tax Band B

EPC Rating B

£80,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	86
(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	EU Directive 2002/91/EC

01843 272200 [www.guilderestestates.co.uk](http://www.guilderestestates.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

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