



GUILDCREST ESTATES



2 Lynx Street, Margate CT9 4FX



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**Offers in excess of £210,000**

Nestled on Lynx Street in the lovely coastal town of Margate, this modern first-floor flat offers a delightful living experience. With two well-proportioned bedrooms, including a master suite complete with an en suite bathroom, this property is perfect for both individuals and small families seeking comfort and convenience.

The heart of the home is a spacious and bright lounge that seamlessly integrates with the dining area and kitchen, creating an inviting space for relaxation and entertaining. Large windows allow natural light to flood the room, enhancing the airy atmosphere. Step out onto the private balcony to enjoy a morning coffee or unwind in the evening with a view.

This apartment also boasts a second bathroom, ensuring ample facilities for residents and guests alike. The property comes with the added benefit of allocated parking for one vehicle, a valuable feature in this bustling area.

With a long lease in place, this flat represents a fantastic opportunity for those looking to invest in a modern property close to local amenities. The Westwood Cross shopping centre is just a stone's throw away, offering a variety of shops, restaurants, and entertainment options.







In summary, this beautiful two-bedroom apartment on Lynx Street is a perfect blend of modern living and convenience, making it an ideal choice for anyone looking to enjoy the vibrant lifestyle that Margate has to offer.

Council Tax Band B

Lease remaining 995 Years

Service Charge £1466pa - approx £122pcm

Leasehold

Mains water, sewer, electricity, gas with gas central heating





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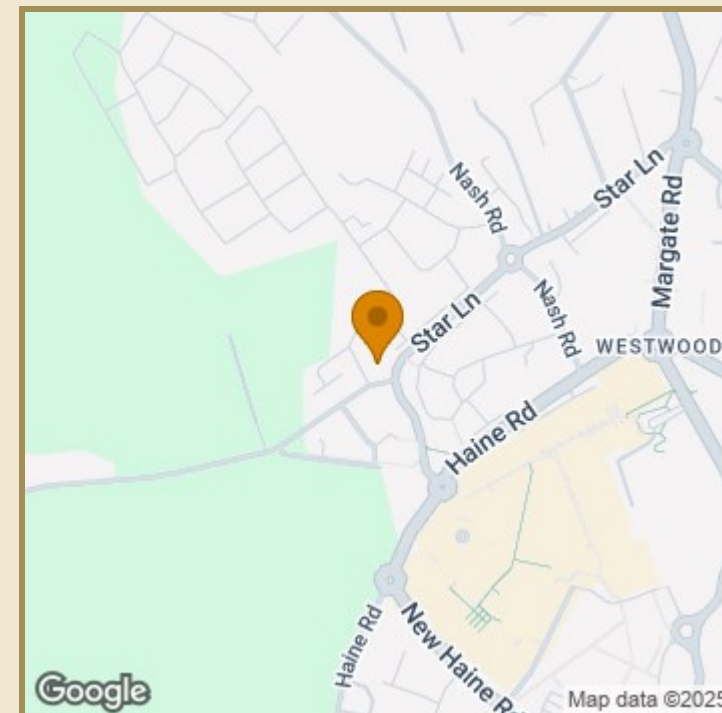
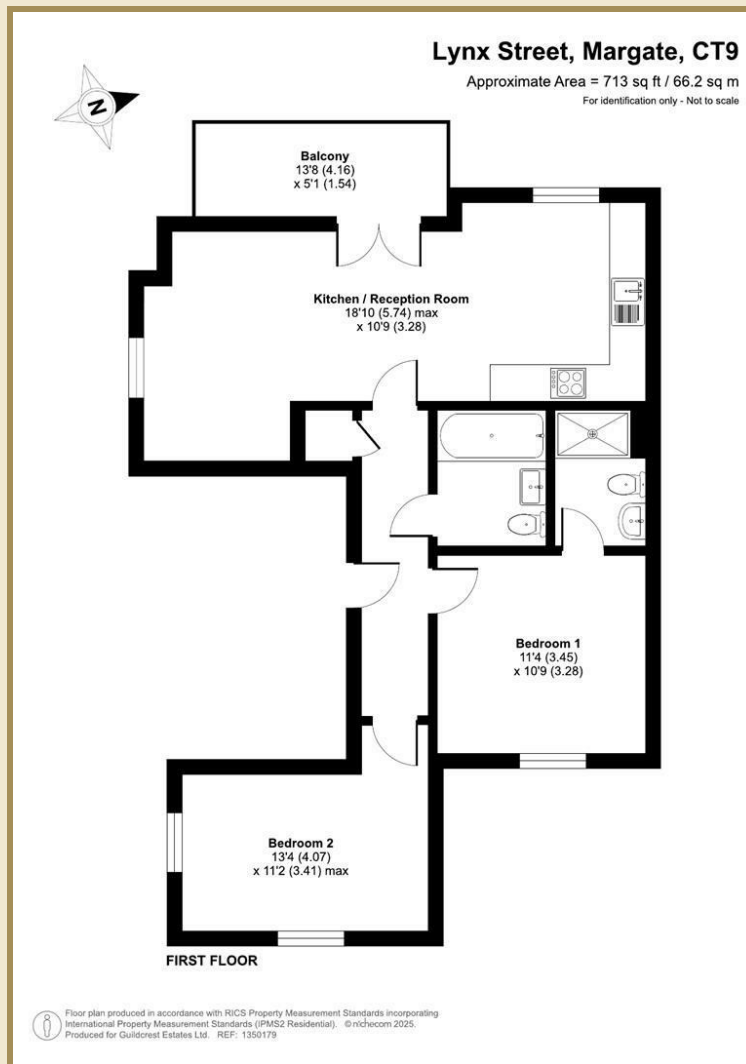
## Key Features

- First floor apartment with balcony
- 2 bedrooms
- En suite to master bedroom
- Open plan kitchen/dining room/Lounge
- Close to Westwood Cross Shopping Centre
- Allocated parking
- Beautifully presented
- Council Tax Band B

## Important Information

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

£210,000



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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