



GUILDCREST ESTATES



Apartment 20 Invicta Lodge, Nash Road, Margate CT9 4NZ





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## Invicta Lodge, Nash Road, Margate CT9 4NZ

**£400,000**

Welcome to Invicta Lodge, a beautifully appointed ground floor retirement apartment located on Nash Road in the charming seaside town of Margate. This nearly new property offers a perfect blend of modern living and comfort, making it an ideal choice for those seeking a peaceful yet convenient lifestyle and also has the added security of 24/7 careline.

The apartment features two well-proportioned bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and comfort. The second bathroom is thoughtfully designed, providing additional convenience for residents and guests alike.

The heart of the home is the ultra-modern fitted kitchen, which boasts sleek finishes and contemporary appliances, perfect for those who enjoy cooking and entertaining. The spacious reception room is a welcoming area that opens directly onto the communal garden, allowing for a seamless indoor-outdoor living experience. This lovely garden space is ideal for relaxation or socialising with neighbours.

Situated close to the Westwood Cross shopping centre, residents will find a variety of shops, restaurants, and amenities just a short distance away, enhancing the appeal of this location.





This retirement apartment at Invicta Lodge is not just a home; it is a lifestyle choice that offers comfort, convenience, and community. Whether you are looking to downsize or simply seeking a tranquil retreat, this property is sure to impress. Do not miss the opportunity to make this delightful apartment your new home.

Conveniently located near the Westwood shopping centre, you'll have easy access to a variety of shops, restaurants, and amenities, all within walking distance. Nestled between the coastal towns, you are close to the sandy beaches of and Margate, Broadstairs and Ramsgate with blue flag status.

Council Tax Band C  
Service Charge is £1977.26 PA  
Leasehold  
Mains water, sewer, electricity and gas with gas central heating  
Fixed wireless broadband





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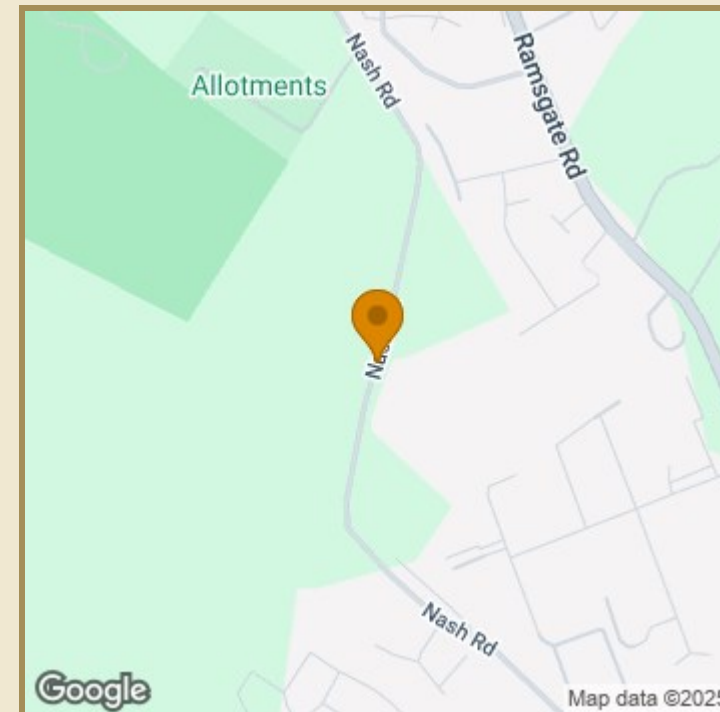
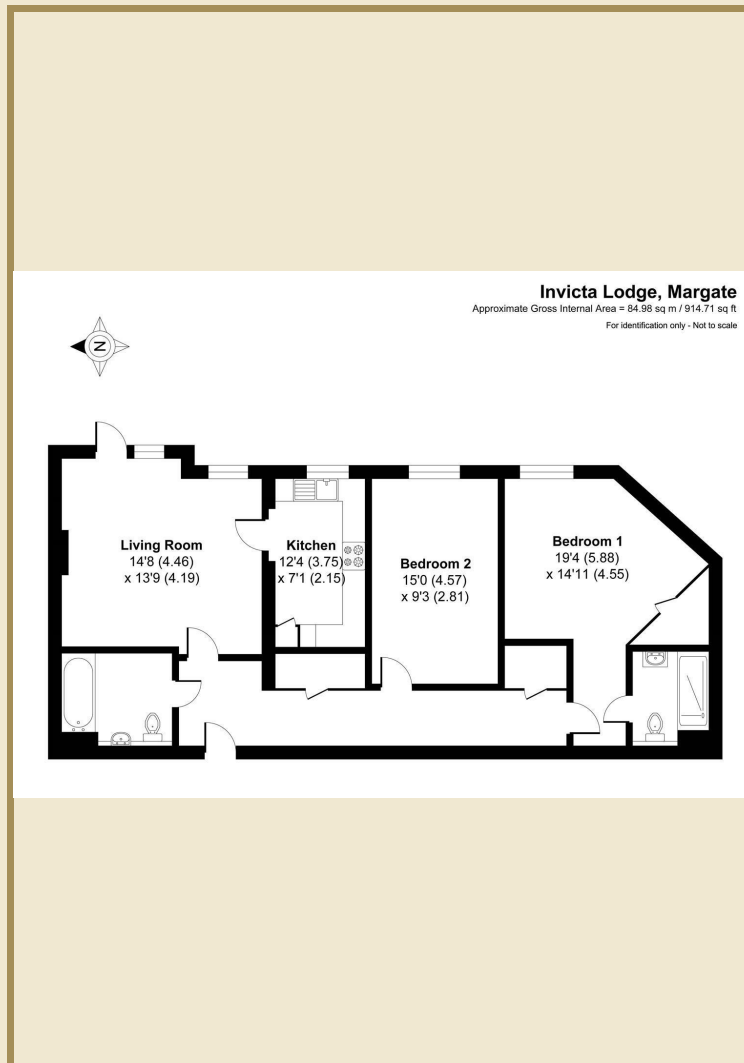
## Key Features

- Luxury retirement apartment
- 2 double bedrooms
- Ground Floor
- En suite shower room
- Door of the lounge to the Communal garden
- Over 60's
- Close to westwood cross shopping centre
- Council Tax Band C

## Important Information

Leasehold  
 Apartment - Purpose Built  
 914.00 sq ft  
 Council Tax Band C  
 EPC Rating C

£400,000



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			
		76	76
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			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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