

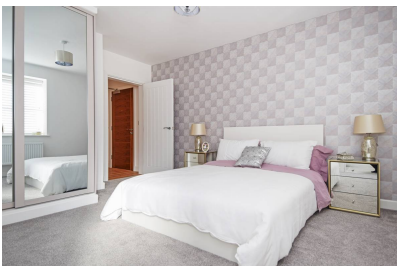


NAEA Licensed Estate Agents

Margate

Westbrook Gardens, Margate, Kent, CT9 5FN

£425,000



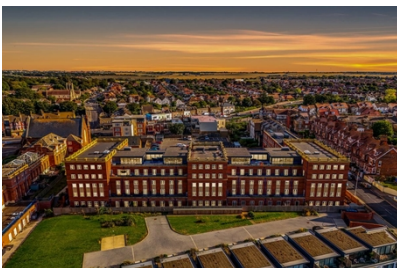
A two bedroom penthouse apartment covering 774 Sq Ft (71.9 Sq m) with its own private terrace at this iconic new development.

This stunning property provides luxurious open plan accommodation with a dual-aspect lounge/kitchen opening onto the terrace as well as a sleek, contemporary bathroom and a very handy utility and storage room.

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Property Information

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Elizabeth Court is a brand new development of 86 luxury apartments just off the golden sandy beach at Westbrook Bay in Margate.

The development is adjacent to the former Royal Seabathing Hospital and is the last phase of this landmark development with a variation of one, two and three bed apartments; with some apartment offering spectacular sea views, terraces and roof terraces.

At Elizabeth Court you have the peace of mind knowing that the entire estate is securitised by electrically operated gates and doors, strategically located CCTV cameras and 24 hour manned security personnel.

Each of these fabulous new homes, come with allocated parking, a ten year Build Zone warranty, integrated kitchen appliances and a lift to all floors.

Location:

Nestled along the serene north-eastern Kent coast, Westbrook Bay boasts an inviting sandy beach, offering a tranquil escape from the bustling town of Margate. Unlike its livelier counterparts, this beach, graced by the absence of arcades, exudes an air of peacefulness.

Westbrook proves to be an idyllic haven for families with young children. The little ones can revel in the joy of frolicking amidst the pristine sands, building sandcastles and embracing the playful waves. Enhanced by the presence of a vigilant lifeguard during the summer months and the gently sloping shoreline, Westbrook stands out as a secure haven for its youthful visitors.

Even at high tide, Westbrook retains a narrow stretch of sand, while at low tide, a captivating array of rockpools emerges, inviting adventurers to embark on the delightful quest for marine treasures and delicate shells nestled among the rugged rocks.

Venture into Margate Old Town, where history intertwines with avant-garde cultural currents in a harmonious dance. This bohemian enclave transcends being a mere hub for shopping, dining, and imbibing; it's a pilgrimage for the artistic soul. Wandering through its cobblestone pathways unveils petite galleries brimming with creativity, and a symphony of vibrant shopfronts showcases the eclectic offerings of independent traders. Here, your explorations might yield vintage fashion, bespoke artworks, artisanal jewelry, cult garments, comic book treasures, delectable cupcakes, and retro furnishings.

Moving beyond, the allure of Margate's local area resides in its 15 splendid beaches, which have rightfully earned acclaim for their sheer beauty. Margate stands as a favored holiday destination, offering a kaleidoscope of coastal delights. Along the Kent coastline, these beaches and bays have garnered an unprecedented number of blue flag and seaside awards, a testament to their unrivaled appeal.

Available Units:

G03 – Ground Floor – 2 bed with terrace – 930sqft - £295,000

G04 – Ground Floor – 1 bed with terrace – 675sqft - £215,000

G07 - Ground Floor – 2 bed with terrace – 943sqft - £300,000

G10 - Ground Floor – 2 bed with terrace – 920sqft - £300,000

G17 - Ground Floor – 2 bed with terrace – 920sqft - £300,000

105 - First Floor – 2 bed – 887sqft with partial sea views - £325,000

110 - First Floor – 2 bed – 920sqft - £300,000

117 - First Floor – 2 bed – 920sqft - £295,000

210 - Second Floor – 2 bed – 920sqft - £300,000

214 - Second Floor – 1 bed – 538sqft - £185,000

217 - Second Floor – 2 bed – 920sqft - £295,000

310 - Third Floor – 2 bed – 725sqft - £235,000

316 - Third Floor – 2 bed – 920sqft - £300,000

317 - Third Floor – 2 bed – 920sqft - £225,000

401 - Fourth Floor – 3 bed – 1256sqft - £750,000

405 - Fourth Floor – 1 bed – 753sqft - £285,000

406 - Fourth Floor – 2 bed with terrace – 774sqft - £415,000

407 - Fourth Floor – 3 bed with terrace – 1125sqft - £535,000

408 - Fourth Floor – 2 bed with terrace – 774sqft - £425,000

409 - Fourth Floor – 1 bed–753sqft - £275,000

Living Room/Kitchen 27' 3 x 10' 11 (8.30m x 3.33m)

Bedroom Two 12' 2 x 7' 1 (3.71m x 2.15m)

Master Bedroom 13' 11 x 11' 5 (4.25m x 3.48m)

Main Services

The following mains services are connected to the property electricity, water, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by hot water radiators as indicated in these particulars.

Windows

The windows are of double glazed sealed units.

Tenure

The property is to be sold Leasehold with vacant possession.

Length of lease: 999 years from 2006

Annual ground rent: Peppercorn

Annual service charge: £2.50 per sq.ft which will rise to £3.50 per sq.ft in 2025.

Pets: 1 pet is allowed

Lets: 6 month Assured Shorthold Tenancy is permitted, but no short term holiday lets.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,231.31

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific

fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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For a free valuation of your property contact the number on this brochure.

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