



GUILDCREST ESTATES



41 Dickens Court Harold Road, Margate CT9 2HN





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£70,000

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.

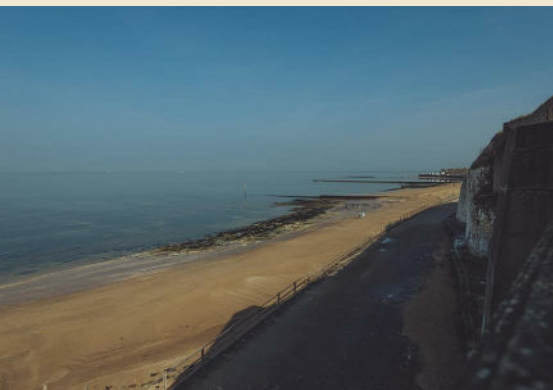
Margate is a vibrant and ever-popular seaside





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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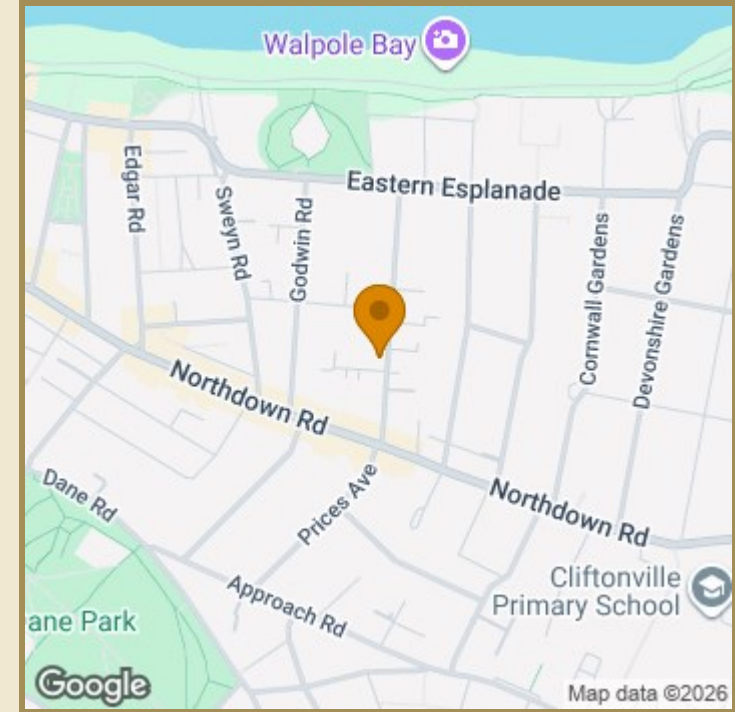
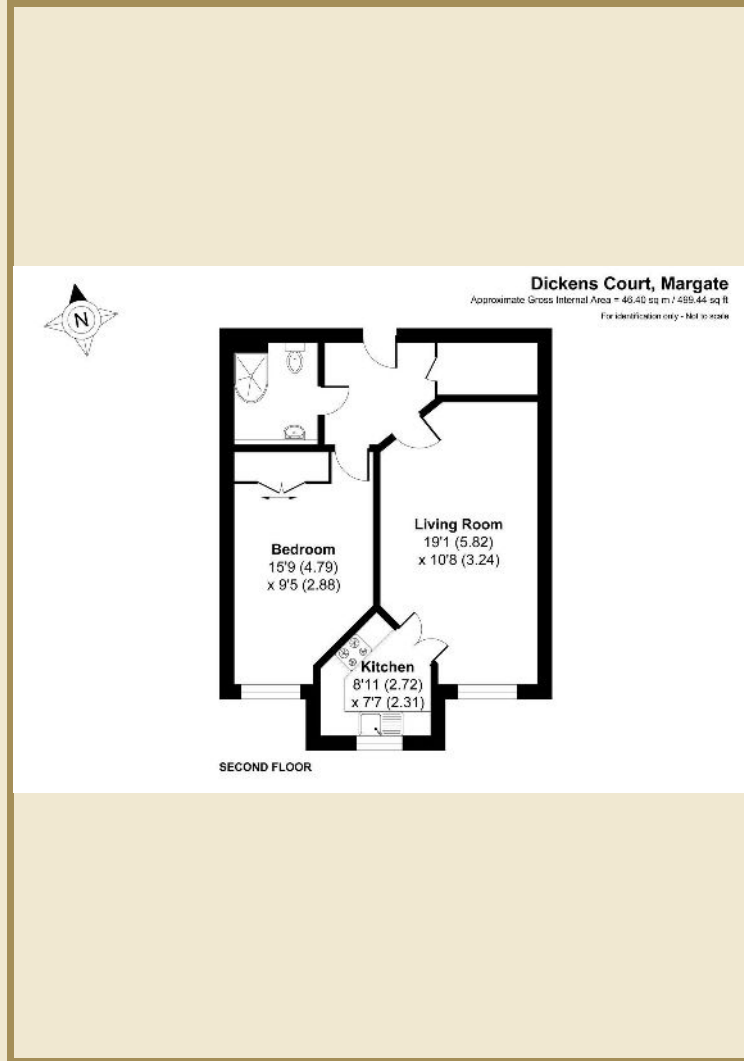
Key Features

- 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
- Chain Free

Important Information

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

£70,000



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			
		85	86
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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