



GUILDCREST ESTATES



Flat 1 2 Brooke Close, Margate CT9 5FQ





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2 Brooke Close, Margate CT9  
5FQ

**£180,000**

Ask us about low deposit options, buyers of this property may qualify for little or no deposit.

Tucked away in a private and peaceful close in Garlinge, this modern purpose-built apartment offers a delightful blend of comfort and style. The property is bright, spacious throughout and presented in excellent condition throughout, making it an ideal choice for those seeking a contemporary living space.

Upon entering, you are welcomed by a spacious entrance hall, which leads into a sizeable lounge and dining room, which is dual aspect and bathed in natural light, creating a warm and inviting atmosphere. The lounge and dining room seamlessly flows into a stylish modern kitchen, complete with integrated appliances, perfect for both cooking and entertaining. The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A large, well-appointed family bathroom completes the accommodation, ensuring convenience for all residents.

The apartment is situated within an attractive and well-maintained block, which features a communal garden, offering a peaceful outdoor space to enjoy. Additionally, the property includes allocated parking for one vehicle, a





valuable asset in this desirable location.

For those interested in ownership options, a 75% share of the property is available for £180,000, with no rent payable on the remaining share. Alternatively, the apartment can be purchased outright for £240,000. This property presents an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a serene environment. Don't miss the chance to make this lovely apartment your new home.

Council Tax Band C  
Service Charge is £1560 PA  
Leasehold  
Mains water, sewer, electricity and gas with gas central heating  
Fixed wireless broadband



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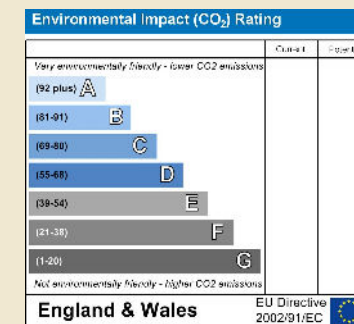
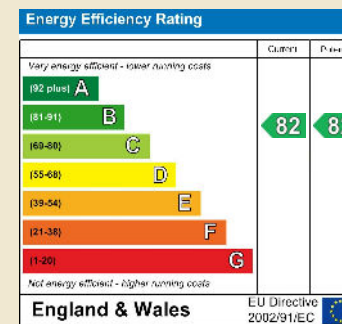
### Key Features

- Bright and spacious ground floor apartment with allocated parking
- Modern and in excellent condition throughout
- Spacious dual aspect lounge/dining room
- Modern kitchen with integrated appliances
- Two generous double bedrooms
- Large, well-appointed family bathroom
- Well-maintained block with a communal garden
- 75% share available for £180,000, with no rent payable on the remaining share
- Alternatively, can be purchased outright for £240,000

### Important Information

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

£180,000



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

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