



GUILDCREST ESTATES



Sea Court The Passage, Margate CT9 1AF





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## Offers in the region of £150,000

Just moments from the seafront, this beautifully presented ground-floor apartment is situated within a modern gated development in the ever-popular coastal town of Cliftonville, Margate.

Offering an excellent blend of comfort, convenience, and contemporary living, this charming one-bedroom home is ideal for first-time buyers, downsizers, or investors alike.

The bright and airy open-plan living area flows seamlessly into the kitchen and is filled with natural light, creating a welcoming space perfect for both relaxing and entertaining.

The stylish fitted kitchen has been thoughtfully designed with practicality and modern living in mind. The spacious double bedroom provides a peaceful retreat, while a sleek contemporary bathroom completes the accommodation.

Presented in excellent condition throughout, the property is ready to move straight into. Further benefits include a long lease, reasonable service charges, and gated allocated parking for one vehicle — a highly sought-after feature in this desirable seaside location.

Don't miss the chance to make this delightful home your own in the heart of Margate.





Council Tax Band B  
Lease remaining 120 years  
Service Charge £1400 PA  
Leasehold  
Mains water, sewer, electricity, gas with electric central heating





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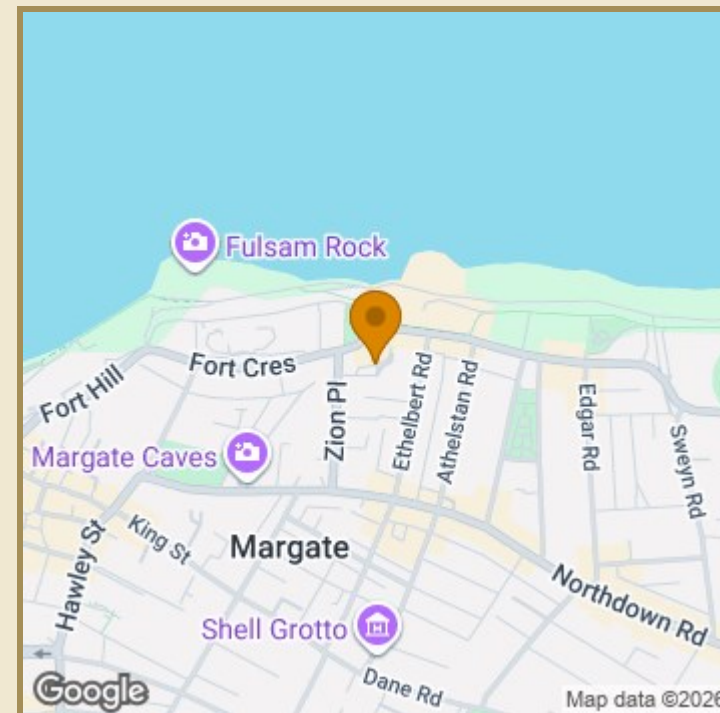
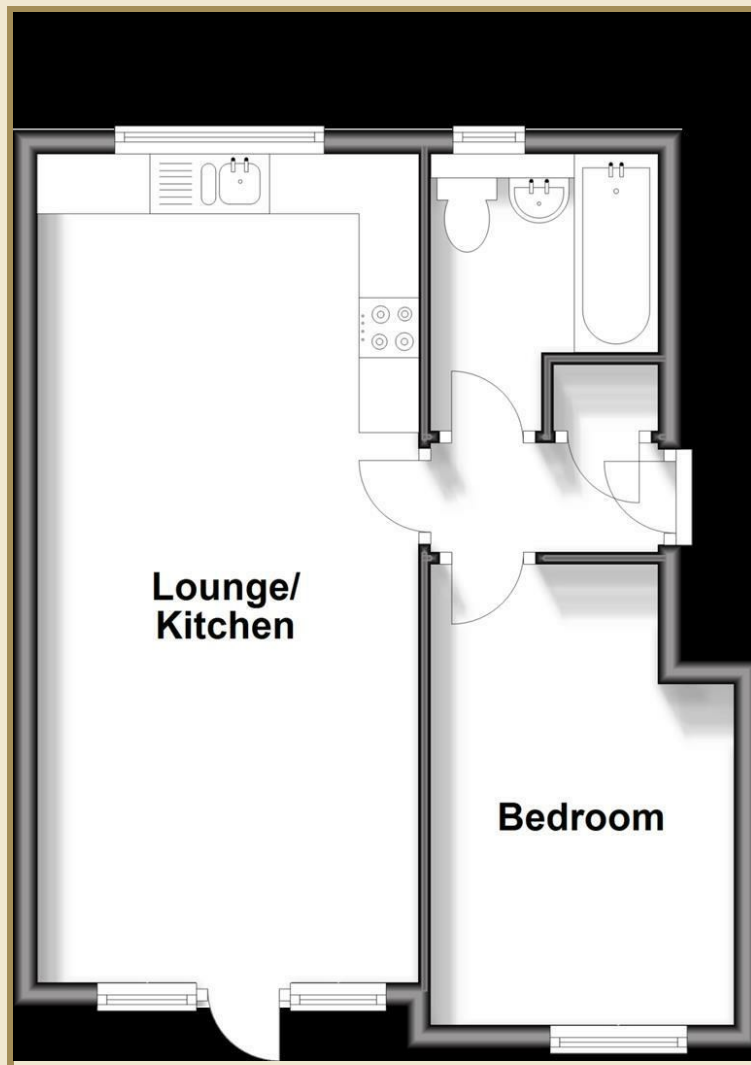
### Key Features

- Just moments from the seafront
- Beautifully presented ground-floor apartment
- Modern gated development in the ever-popular coastal town of Cliftonville
- Bright and airy open-plan living area and kitchen
- Spacious double bedroom
- Contemporary bathroom
- Long lease and reasonable service charges
- Allocated parking for one vehicle

### Important Information

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

£150,000



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			
		70	79
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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