GUILDCREST ESTATES



9 Wherry Close, Margate CT9 4BP

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Offers in excess of £160,000

Nestled in the charming area of Wherry Close, Margate, this delightful top floor two-bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious open plan kitchen, lounge, and dining area, which is bathed in natural light thanks to the patio doors leading to a lovely Juliet balcony. This inviting space is ideal for both relaxation and entertaining.

The apartment boasts two generously sized double bedrooms, ensuring ample space for rest and privacy. The master bedroom features an en-suite shower room, while a well-appointed family bathroom serves the second bedroom and guests alike. The property is presented in excellent condition throughout, making it a move-in ready home for its new owners.

Situated conveniently close to the Westwood Cross shopping centre, residents will enjoy easy access to a variety of shops, restaurants, and amenities. Additionally, the property benefits from an allocated parking space, a valuable asset in this desirable location. The well-kept development also features a communal garden, providing a pleasant outdoor space for relaxation and socialising.

Furthermore, the lease will be renewed to an impressive 180 years prior to the completion of

























the sale, offering peace of mind for future homeowners. This apartment is an exceptional opportunity for those seeking a modern and well-located residence in Margate. Don’t miss the chance to make this lovely property your new home.

Council Tax Band B
Service Charge is £1420 PA
Ground Rent is £275 PA
Leasehold - 80 years Remaining - will be renewed to 180 years
Mains water, sewer, electricity and gas with gas central heating
Fixed wireless broadband

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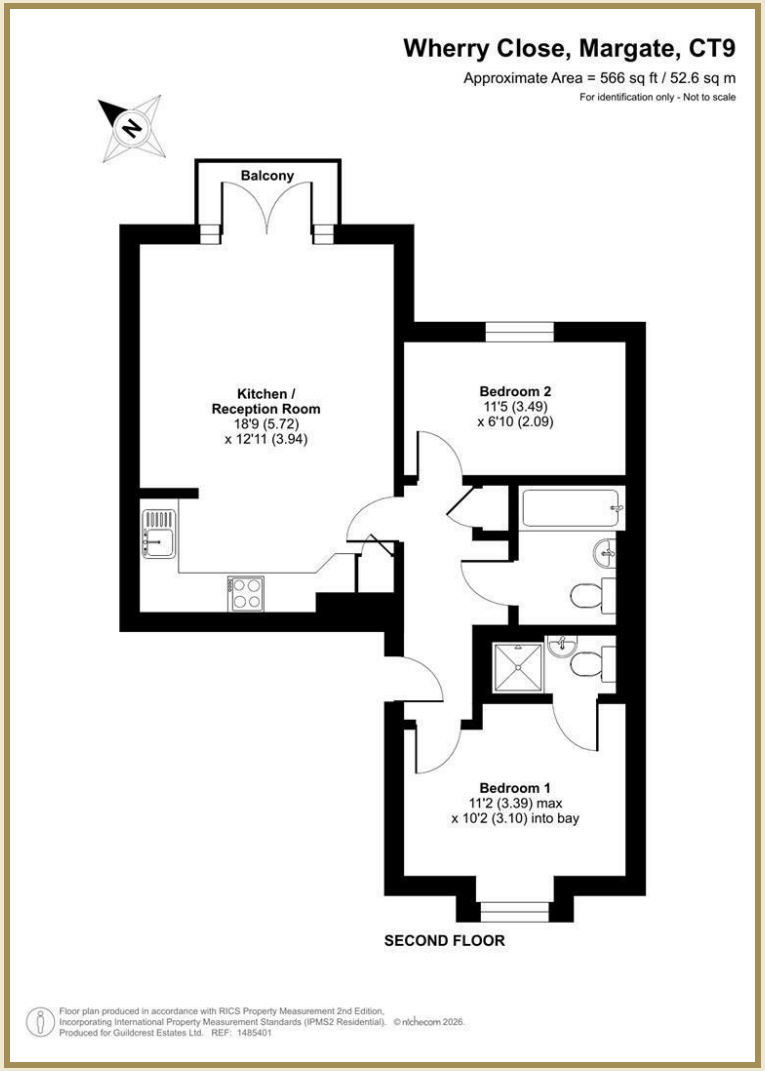
Key Features

- Top floor two bedroom apartment with an allocated parking space
- Open plan kitchen, lounge and diner with patio doors and Juliet balcony
- Two good size double bedrooms
- En-suite shower room and a family bathroom
- Conveniently located close to Westwood Cross shopping centre
- Well presented and in good condition throughout
- Well kept development with a communal garden
- Lease will be renewed to 180 years prior to completion of sale

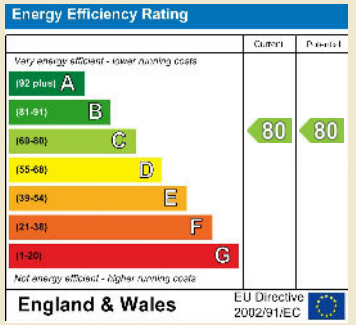
Important Information

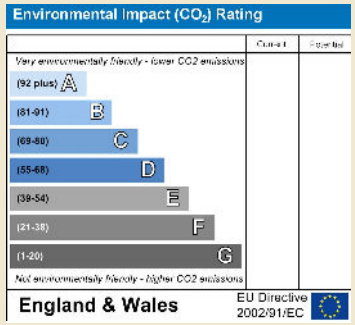
Leasehold
Apartment
566.00 sq ft
Council Tax Band B
EPC Rating C

£160,000









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