GUILDCREST ESTATES



136 High Street, Margate CT9 5LY

2 2 1

GUILDCREST ESTATES

High Street, Margate CT9 5LY

£190,000

Located in the popular village of Garlinge, this spacious two-bedroom first-floor flat forms part of an attractive period conversion comprising just three flats. With low service charges and allocated parking, the property would make an ideal first home, investment or downsize.

The accommodation is well proportioned throughout, with a particularly spacious dual-aspect lounge/dining room enjoying plenty of natural light and ample room for both living and dining furniture. The separate kitchen provides plenty of space for cooking and everyday use. There are two good-sized double bedrooms, both with built-in wardrobes, with bedroom one also benefiting from an en-suite shower room in addition to the family bathroom.

Garlinge offers a good range of local amenities, all within walking distance, including a bakery, pharmacy, newsagent and mini supermarket with a post office. There are also several takeaways, restaurants and two local pubs. The vibrant and creative town of Margate, with its beaches, train station, independent shops, cafés and wider amenities, is also within easy reach.

The property also comes with allocated parking, a welcome addition in such a

























convenient location.

With generous accommodation, manageable running costs and a great location, this is an excellent opportunity to secure a spacious flat in a popular village setting.

Council Tax Band A
Service Charge is £1,200 PA
Leasehold
Mains water, sewer and electricity with electric central heating
Fixed wireless broadband

GUILDCREST ESTATES

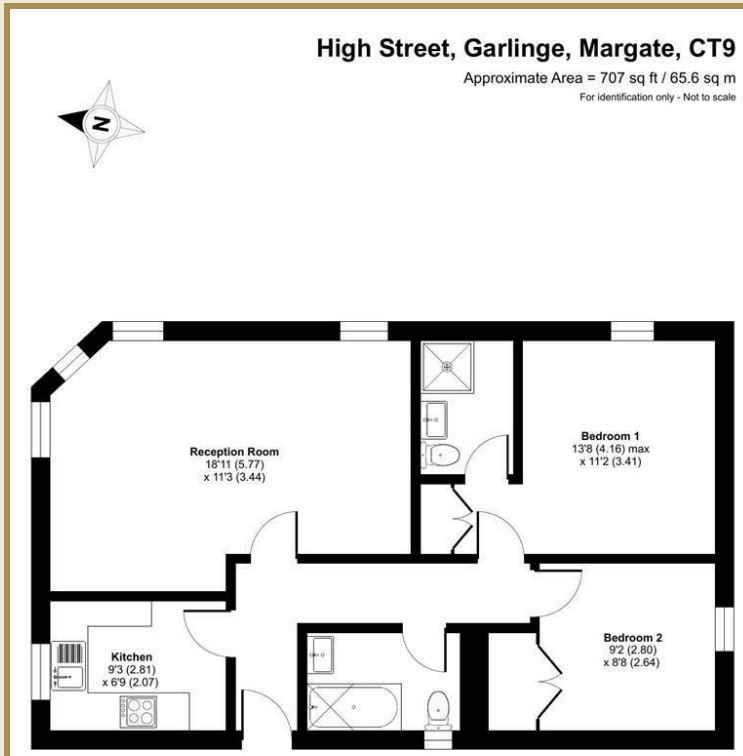
Key Features

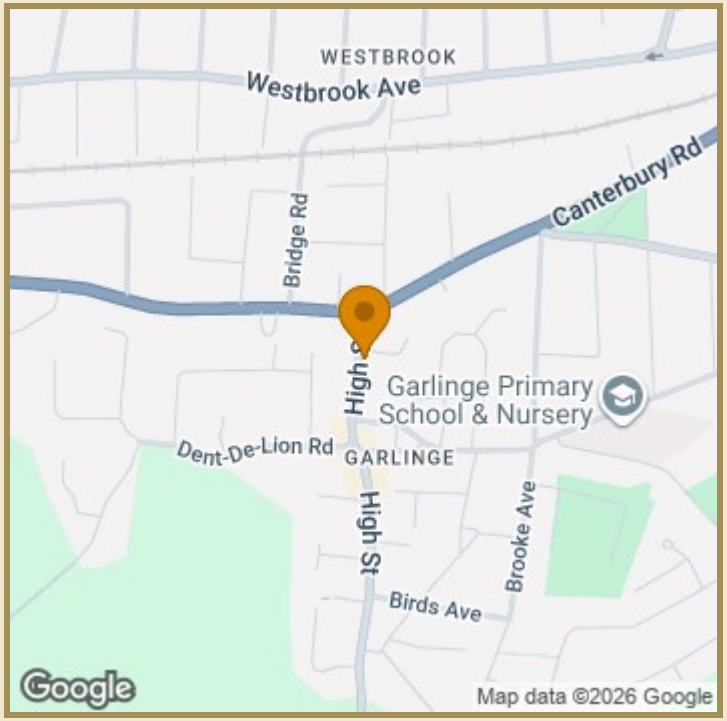
- Bright and spacious first-floor flat
- 2 double bedrooms, one with an ensuite
- Low annual service charges
- Spacious dual-aspect lounge/dining room
- Separate kitchen providing plenty of space for cooking
- Two good-sized double bedrooms
- En-suite shower room and family bathroom
- Good range of local amenities within walking distance
- Allocated parking space
- Located in the popular village of Garlinge in Margate

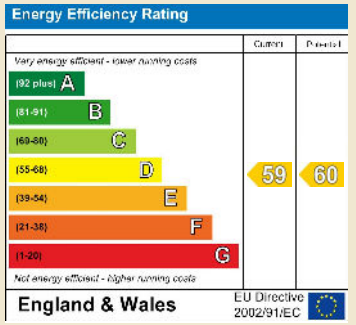
Important Information

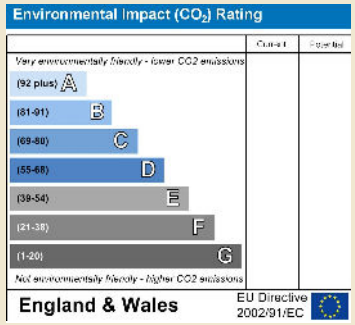
Leasehold
Flat - Conversion
707.00 sq ft
Council Tax Band A
EPC Rating D

£190,000









01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.