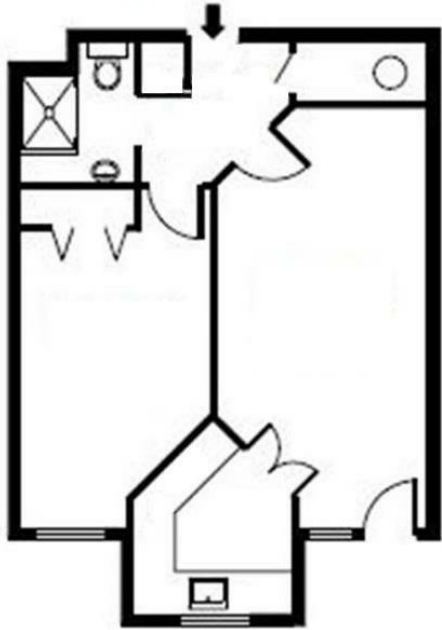


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
(1-20)	(21-30)
E	D
(35-50)	(51-60)
C	B
(61-80)	(81-90)
A	A
(91-100)	(101-120)
Very energy efficient - lower running costs	

Palm Court - Ground Floor
Approx. Gross Internal Floor Area - 458 Sq ft / 43 Sq M
For identification purposes only. Not to scale.
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FLAT 16 PALM COURT ROWENA ROAD
WESTGATE-ON-SEA



FLAT 16 PALM COURT ROWENA ROAD
WESTGATE-ON-SEA

£135,000

- One Double Bedroom
- Fitted Wardrobes
- 19ft Lounge Diner
- Ground Floor With Own Door Out To Lawned Area
- Communal Lounge With Sea Facing Balcony
- Seafront Location
- On-Site House Manager
- Laundry Room

LOCATION

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just enjoying the blue flag beaches or our local sea front pub. Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares. Westgate-On-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and couples.

ABOUT

GROUND FLOOR RETIREMENT APARTMENT SITUATED ON THE SEAFRONT!
Miles & Barr are pleased to be offering this beautifully presented one bedroom ground floor apartment located in the ever popular Palm Court, Westgate-on-sea. The apartment itself boasts one double bedroom, a lounge diner with its own double glazed door leading out onto the communal gardens, fitted kitchen and also benefits from a modern installed shower room. Further benefits of the development include parking, well maintained gardens, an in house manager, 24 hour care line assistance, communal lounge with a sea facing balcony, laundry room and refuse collection. To avoid disappointment call Sole Agents Miles and Barr to arrange an immediate viewing.

DESCRIPTION

- Ground Floor
- Entrance Hall
- Lounge Diner 19'9 x 10'1 (6.02m x 3.07m)
- Kitchen 7'7 x 8'8 at widest point (2.31m x 2.64m at widest point)
- Bedroom 15'8 into fitted wardrobes x 9'1 (4.78m into fitted wardrobes x 2.77m)
- Shower Room 6'9 x 5'5 (2.06m x 1.65m)

