

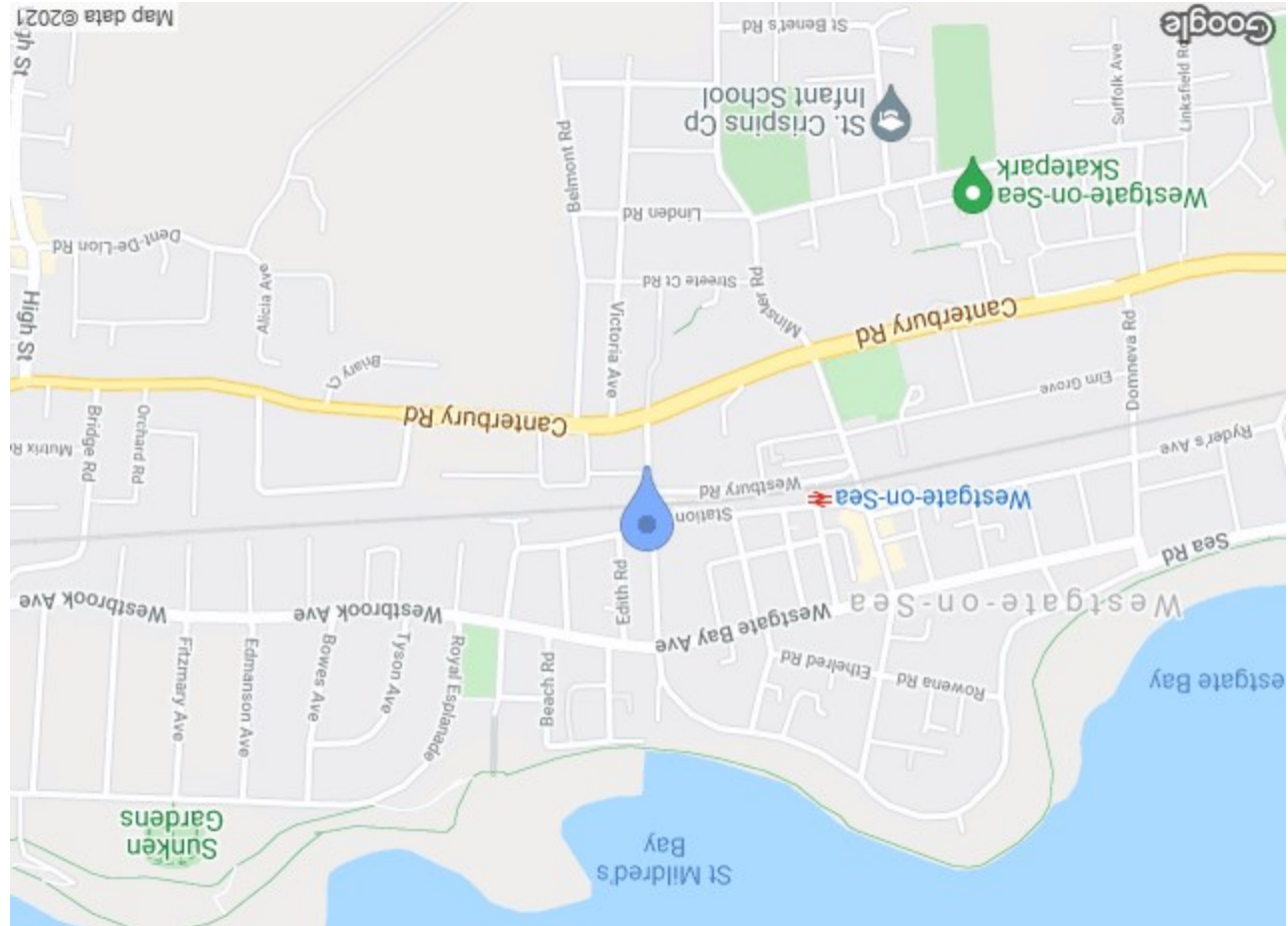
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	
Current	Possible
79	83



5 READ COURT THE GROVE  
WESTGATE-ON-SEA



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WESTGATE-ON-SEA

£94,999



- One Bedroom
- External Patio Area
- Warden Assisted
- On-Site Housing Manager
- Double Glazed

## 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

MILES & BARR ARE PLEASED TO BRING TO THE MARKET THIS GROUND FLOOR RETIREMENT APARTMENT IN CENTRAL WESTGATE-ON-SEA WITH NO FORWARD CHAIN.

Located in the ever popular Read Court this property offers all you need from a retirement flat. Upon entrance to the property you are greeted with a hallway allowing access to the large double bedroom, the shower room, large reception room and kitchen. The flat also boast immediate access to a patio area from the reception room. Located only a short walk from Westgate High Street the is not one to be missed!

Call Miles & Barr today to arrange your accompanied viewing.

## DESCRIPTION

Entrance

Lounge Diner 10'7 x 19'5 (3.23m x 5.92m)

Kitchen 6'7 x 7'7 (2.01m x 2.31m)

Bathroom 5'5 x 6'8 (1.65m x 2.03m)

Bedroom 9'3 x 13'7 (2.82m x 4.14m)

