



**College Square, Westgate-On-Sea**  
**Fixed Asking Price £150,000**





## Fabulous First Floor Apartment!

TMS Estate Agents are thrilled to present this beautifully maintained one-bedroom flat in a highly sought-after modern development, just off Canterbury Road, offering easy access throughout Thanet.

Please note this property is available to purchase with a 30% share at a cost of £45,000 and the rent will be £233.51 from the first of April 2024 - inc rent revue. You can purchase 100% of the property for £150,000.

Step into the spacious entrance hall leading to a cozy sitting/dining room with a charming Juliet balcony. The kitchen seamlessly flows into the sitting/dining area, creating an inviting open-plan space perfect for entertaining. Thoughtfully designed, the kitchen comes equipped with integrated fridge/freezer, oven, hob, and extractor. The bedroom is generously sized with a built in wardrobe. Completing the living space is a large bathroom with basin, toilet, and bathtub with an overhead shower. With gas central heating and double glazing, comfort is ensured throughout. Plus, enjoy ample storage, an allocated parking bay, communal garden, and a bike storage shed, making this one-bedroom gem a truly delightful find.

This flat is a testament to its owner's care and attention. Ideal for first-time buyers or investors alike. Considering expanding your portfolio? We're confident this property could fetch £775pcm, boasting a fantastic 6.2% yield. Our stellar lettings team is ready to fill this space with ease.

Westgate exudes charm, boasting a Victorian shopping parade, the Carlton Cinema screening all the latest flicks, a mainline train station connecting you to London and surrounding Kent towns. Nearby, you'll find a selection of bars and restaurants, all culminating in Westgate's picturesque seafront

Call today to arrange an accompanied viewing. OPEN 7 DAYS A WEEK







Lounge/Diner  
14'7" x 11'5" (4.46 x 3.50)

Bedroom  
11'6" x 10'9" (3.53 x 3.30)

Kitchen  
10'1" x 5'7" (3.08 x 1.71)

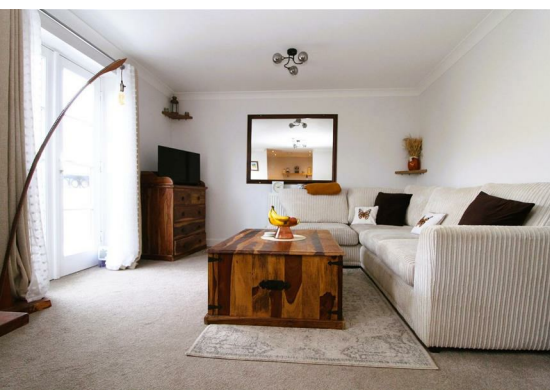
Bathroom  
6'10" x 5'7" (2.09 x 1.71)

**AGENT NOTE**

Please note this property is available to purchase with a 30% share at a cost of £45,000 and the rent will be £233.51 from the first of April 2024 - inc rent revue. The are larger shares available.

There is currently 113 years remaining on the lease, the annual ground rent is £200 per annum and the most recent service charge we have been provided was for £2,214.71p per annum.

Please enquire for more information.

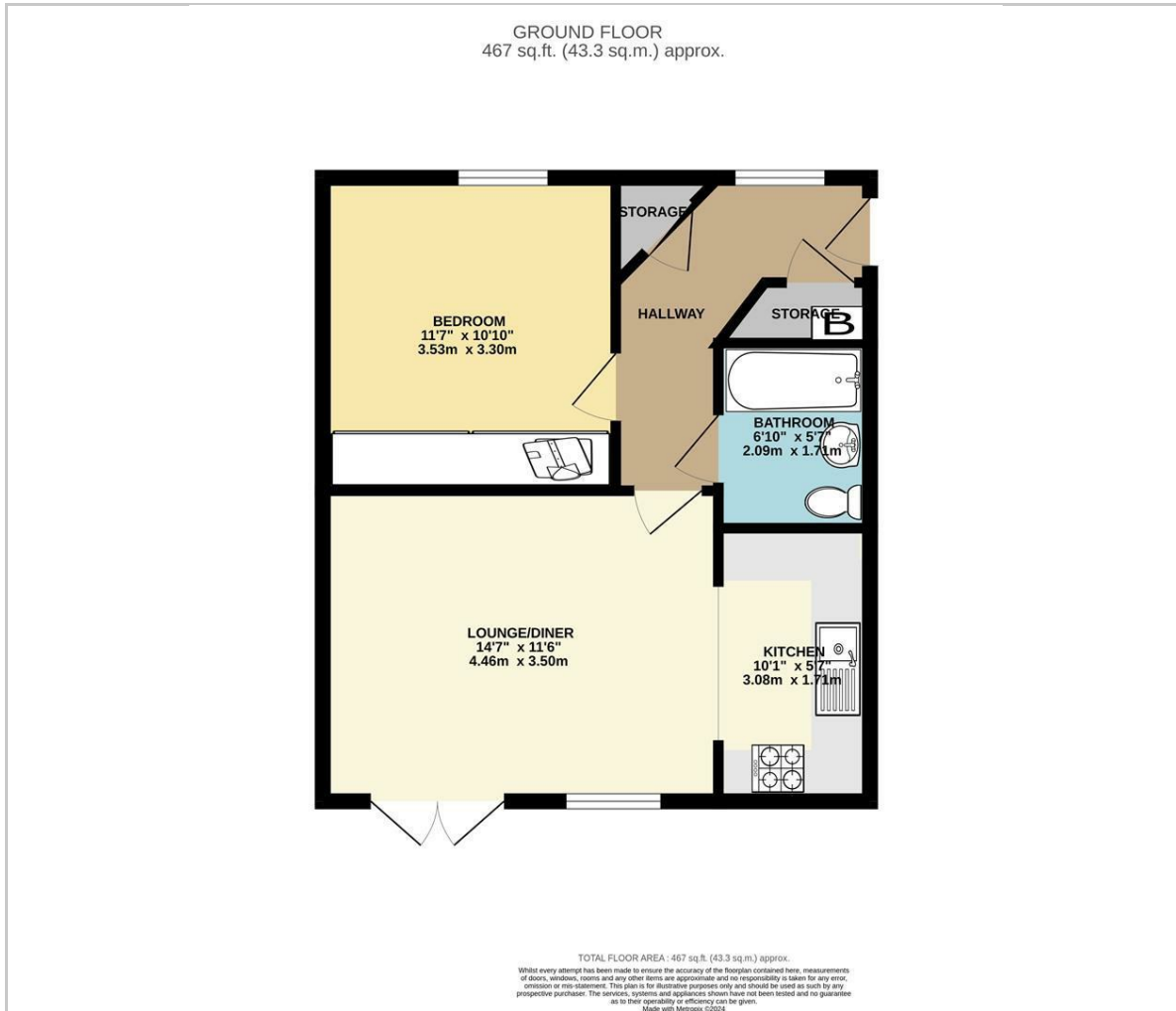


- PURPOSE BUILT FIRST FLOOR ONE BEDROOM FLAT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SHARED OWNERSHIP AVAILABLE
- FABULOUS FIRST TIME PURCHASE OR INVESTMENT
- QUIET LOCATION
- COMMUNAL COURTYARD GARDEN
- SOUGHT AFTER LOCATION
- SANDY BEACHES NEARBY
- COUNCIL TAX BAND B
- ALLOCATED PARKING BAY





## Floor Plan



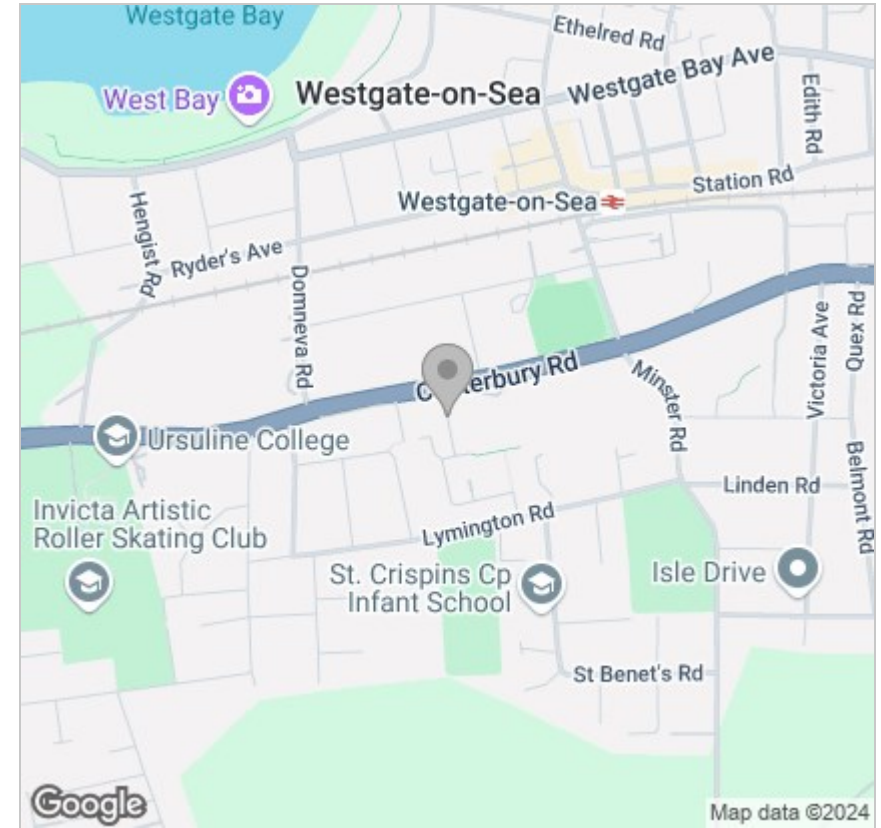
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

