

# Property Details

Telephone: 01843 841123 Email: homes@clarke-crittenden.com



This retirement apartment, situated in the 'Old Town' has a southerly aspect. Within a short walk there is the harbour and sea front, shops to meet everyday needs, restaurants, wine bars, micro pubs, banks and building societies. The railway station and buses connecting with some of the other Thanet towns are both within a short walk.

The property has **REPLACEMENT DOUBLE GLAZING, ELECTRIC HEATING, PERSONAL ALARM SYSTEM, RESIDENT HOUSE-KEEPER and LIFT.**

There is a **RESIDENT'S LOUNGE** where coffee mornings and other events are held, **GUEST ACCOMMODATION** and **LAUNDRY.**



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**PRICE £55,000 LEASEHOLD**

Subject to Contract

## MARGATE

91 HOMEFERN HOUSE, COBBS PLACE, CT9 1LF

*All measurements are approximate. We have not tested any of the mains services or the gas and electrical appliances at the property.*

The apartment is approached from a communal entrance with lift and stairs to the upper floors.

**ENTRANCE HALL:**

With door entry-phone, master units for the security intercom and coving.



**BEDROOM: 16'04 x 8'08 (4.97m x 2.65m)**

With double glazed window, night storage heater, alarm unit, coved ceiling and fitted wardrobe cupboards.

**BATHROOM:**

With tiled walls, low level panelled coloured bath with electric shower over, low level toilet, vanity unit with wash basin and cupboard under, medicine cabinet, extractor fan, heated towel rail, alarm, and wall mounted warm air heater.

**LIVING ROOM: 13'00 x 12'03 (3.95m x 3.74m)**

Double glazed window with southerly aspect overlooking gardens and car park, night storage radiator, coved ceiling, telephone and television points. Cupboard with hot water tank with dual immersion heaters and electric meters.

**KITCHEN: 7'5 x 5'5 (2.25m x 1.67m)**

Fully tiled with steel sink unit and worktops, both with cupboards and/or drawers under, wall cabinets, space for cooker and refrigerator/freezer.

**GARDENS:**

There are communal gardens laid out with lawns, shrubs, mature trees and parking.

**SERVICE CHARGE:**

There is a service charge which equates to £xxxxx per annum, payable every six months which includes the buildings insurance, lighting of the communal areas including residents lounge and kitchen, upkeep of the gardens and the resident estate manager.

**GROUND RENT:**


We have been advised that the annual ground rent is £xxx, paid 6 monthly.

**ELIGIBILITY:**

There is a condition that a resident must be 60 years of age or more although we understand that this may be revised down to 55 years.

**ENERGY PERFORMANCE CERTIFICATE:**

ENERGY PERFORMANCE  
ASSET RATING: **TBC**

**VIEWING**

To view this property and for further information please call, telephone or email as follows:-

**Telephone**  
**Email**

01843 841123  
[homes@clarke-crittenden.com](mailto:homes@clarke-crittenden.com)

**Note:**

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