



# Pictor Drive, Margate

Guide Price £172,500 Leasehold

1 bedroom apartment for sale

## Description

This Immaculate One Bedroom Ground Floor Apartment is ideally located in the popular location of Westwood Cross and is within easy reach of all the shops, bars and restaurants. This modern property is only 2 years old and comes with a remaining warranty, the property is presented in excellent condition throughout. As soon as you arrive in this development, you are sure to be impressed, there are block-paved roads and walkways with a great range of plants and shrubs too, providing a really nice living environment. Once inside the apartment, you will be greeted by a good sized L-shaped hallway with wooden floors and doors to all rooms. The Open Plan Living/Dining/Kitchen is a fantastic size and is flooded with sunlight, there is plenty of room for relaxing on the sofa and dining too, the kitchen has a great range of modern units and appliances, you can easily move straight in. There is a great sized double bedroom which has plenty of space for a large wardrobe and a three piece white bathroom suite with a shower over the bath. Outside there is a large open carport, this provides parking and there is plenty of visitors parking too, there is also a secure storage room which is ideal to keep your home clutter free. VIEWING HIGHLY RECOMMENDED

Council Tax Band: A

Tenure: Leasehold (997 years)

Ground Rent: £145 per year

Service Charge: £1,200 per year



Parking options: Off Street

**Tenure**

Leasehold

Ground Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Oatley & O'Connor Ltd - Head Office  
 Oatley & O'Connor, 27 Castle Street, Canterbury, Kent CT1 2PX  
 Tel: 01227 903156 Email: [james@oatleyandoconnor.com](mailto:james@oatleyandoconnor.com) Website:  
<https://oatleyandoconnor.com/>

