

Masonic Hall, Margate, Kent.

2 & 3 Bedroom, apartments. From £185,000

A great opportunity to own a part of local history, the former Masonic Hall, Margate has been transformed into seven stunning apartments and now you can own one.

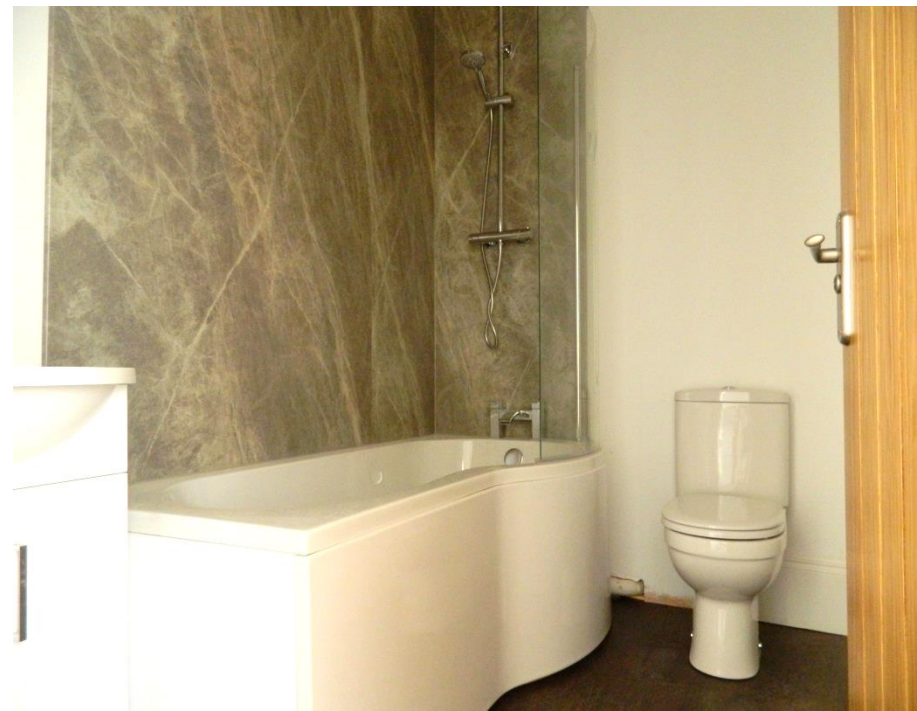
This stunning piece of local architecture was converted into a local Masonic hall in the mid 1800s and since the lodge relocated in the early 1900s the building has had a number of uses including retail and gym. Located at the top end of Margate High Street which is an elevated position, a number of the apartments boast views across the town, dreamland and beyond to Margate sands.

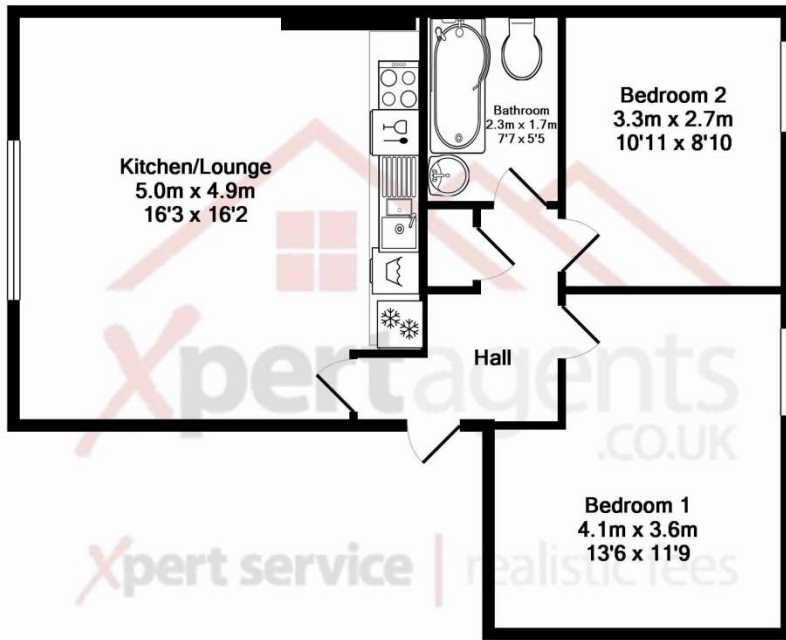
The building which is grade 2 listed sits just on the outskirts of the local conservation area and is within easy reach of everything Margate has to offer including, Margate Old town with its eclectic mix of restaurant's bars and boutiques, sandy beaches including Margate sands and Westbrook beach and for the commuter, Margate train station is a leisurely 10 minute stroll along the seafront.

The apartments are a generous size with the two bedrooms averaging 588 sq foot and the three bedroom apartments which also boast en-suite bathrooms at 695 sq foot. The development combines modern living with a period feel throughout and the owners have ensured a high quality finish with many added features including;

- Modern fitted kitchens with integrated oven, induction hob and extractor hood, washer dryer, dishwasher, fridge freezer.
- Oak self closing fire doors throughout with quality fittings.
- Brushed chromed fittings including power points and light switches.
- LED lighting and dimmer switches.
- Wet electric hot water system and remote controlled KYROS + electric heaters throughout.
- Hardwired smoke and fire alarms.
- Quality bathroom suites and silent extractor fans.
- Key fob entry and intercom system and CCTV in all communal areas including bike store.
- Sash windows with magnetic child safety windows.
- High quality flooring throughout including LVT and carpets.







Total Approx. Floor Area 54.6 Sq.M. (588 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only

### Nearest stations.

Margate (0.4 mi)

Westgate-on-Sea (1.9 mi)

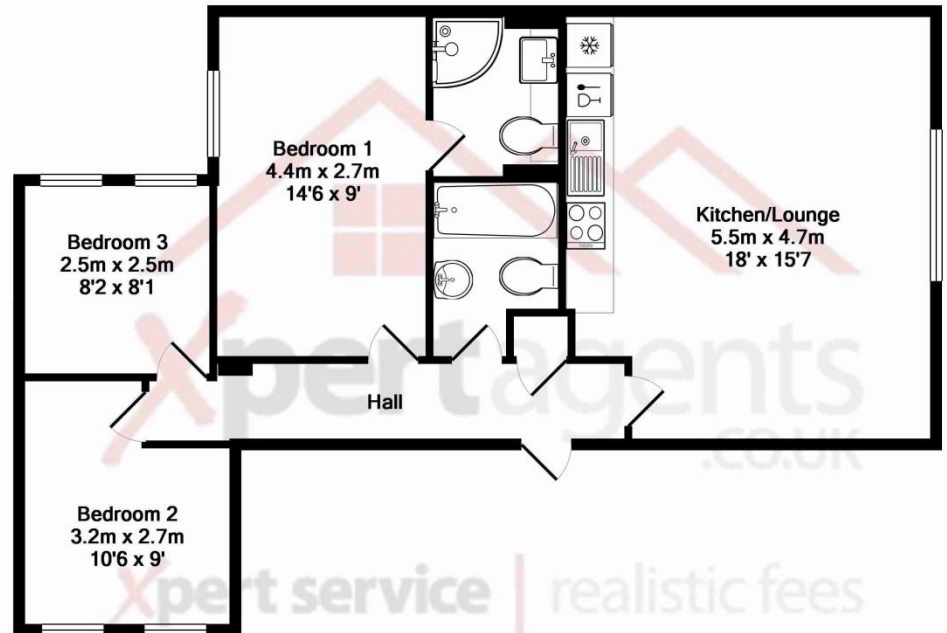
Broadstairs (2.8 mi)

### Lease and maintenance.

Lease length: 125 years.

Ground rent: £100.00 per ann.

Maintenance charge: £600.00 per ann.



Total Approx. Floor Area 64.6 Sq.M. (695 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only

**Kent Office**

Office 16 | Innovation House | Discovery Park  
Ramsgate Road | Sandwich | CT13 9ND



**Kent** 01843 808088

**London** 0203 7733222

**Essex** 01708 871444

**Essex & London Office**

92 Goodmayes Road | Goodmayes  
Essex | IG3 9UU