



76 Queens Court, Cliftonville, Margate, CT9 2GB

£95,000

RETIREMENT HOME BY THE SEA. Thomas Jackson is delighted to market this attractive two-bedroom retirement apartment situated on the ground floor in Queens Court. The property has a spacious lounge/diner leading into the fitted kitchen, a double bedroom plus a single bedroom and bathroom. Sea views from the lounge and double glazing. 94 years remaining on the lease, lift, parking on a first come first serve basis, communal lounge, guest room (chargeable). Secure building with entry phone system, Home Manager (on site weekdays) Age restriction ask agent. NO CHAIN. Being ground floor there is a glazed door to the communal garden. The property requires a programme of modernisation and redecoration.

- Ground Floor
- Retirement Property Over 60s
- Two bedrooms
- Modernisation required.



Property Description

THE PROPERTY

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COMMUNAL ENTRANCE

Security entry system, house managers office, residents lounge, communal hallways to:-

ENTRANCE HALLWAY

Own front door, hallway with coved ceiling, security entry phone, emergency pullcord, two large walk in storage cupboards, doors and opening into:-

RECEPTION ROOM

15' 04" x 10' 11" (4.67m x 3.33m) Coved ceiling, double glazed window to the side and rear, double glazed door opens to the communal gardens with a small paved patio, wall mounted economy 7 heater, sliding doors open to:-

KITCHEN





8' 05" x 5' 06" (2.57m x 1.68m) Measurements include fitted base units with space for washing machine, fitted electric oven, ceramic hob and integrated fridge, double glazed window, matching wall cupboards.

BATHROOM

Bath, low level WC and pedestal wash basin.

BEDROOM ONE

11' 05" x 8' 10" (3.48m x 2.69m) Measurements exclude a double built in wardrobe, double glazed window, economy 7 heater.

BEDROOM TWO

11' 11" x 6' 07" (3.63m x 2.01m) Double glazed window, electric heater.

LEASE DETAILS

The lease runs for 125 Years From 31 March 1993 -
Approx. 95 years remaining

The associated service charge and ground rent details are awaited.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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AGENTS NOTES

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

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

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order

COUNCIL TAX

Council Tax Band A

Council Tax Cost (£PA) £1,353.72

ANTI MONEY LAUNDERING

If you finalise a purchase through Thomas Jackson, you will be required by law to provide us with confirmation of funding, as well as identification.

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ALA
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The Property
Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas
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ESTATE AGENTS

