



Thomas  
jackson  
ESTATE AGENTS



6 Lancaster Close

Ramsgate, CT12 6PD

- Purpose Built Flat
- Chain Free, New Lease
- GCH & DG
- One Bedroom

£90,000

EPC Rating '65'





## Property Description

### THE PROPERTY

A super first floor purpose built apartment set in a central position for local facilities. Available as a chain free purchase this would make the perfect first time buyer property but equally could make the perfect buy to let investment. Comprising of entrance hallway, sitting room, bathroom and a double bedroom. The property has use of the communal gardens, refuse chute, double glazing as well as gas central heating. In addition to all other features the property will boast a new 125 year lease.

### ENTRANCE HALLWAY

### BATHROOM

### SITTING ROOM

17' 05" x 13' 11" (5.31m x 4.24m) Reducing to 9' 01"

### BEDROOM

14' 03" x 8' 01" (4.34m x 2.46m) Reducing to 6' 02"



**KITCHEN**

9' 01" x 5' 07" (2.77m x 1.7m)

**AGENTS NOTES**

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

**LEASE DETAILS**

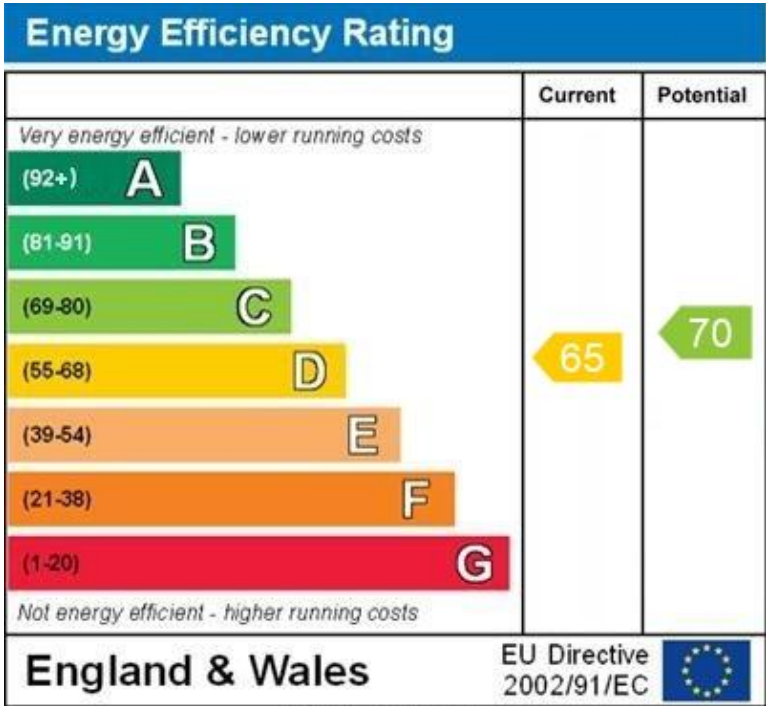
The property is offered with a new 125 year lease  
Service charge £1,368.36  
Ground rent Peppercorn

**COUNCIL TAX**

Council Tax band - A  
Council Tax Cost £1,468.32 PA

**ANTI MONEY LAUNDERING**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



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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 and 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

