



Thomas  
jackson  
ESTATE AGENTS



8 Lyngate Court

Princess Margaret Avenue, Palm Bay, CT9 3EH

- First Floor Purpose Built Flat
- Three Bedrooms
- GCH & DG
- Balcony

£245,000

EPC Rating '76'







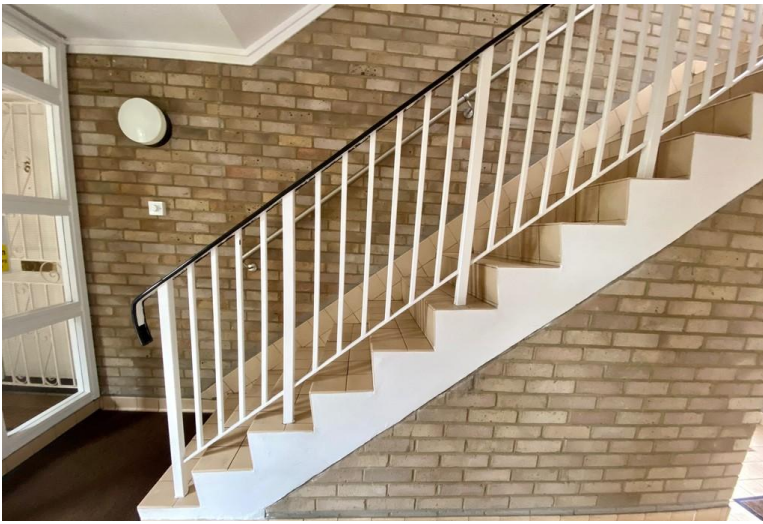
## Property Description

### THE PROPERTY

Situated in an extremely well regarded area of Cliftonville, the cliff tops and sea views at the end of the road, Northdown Park and the library are literally across the road. There are also excellent bus links with the bus stop just slightly down the road. We are delighted to offer for sale this spacious three bedroom, first floor, purpose built flat. The property is tastefully and well decorated throughout and offered chain free. Comprising of entrance hallway, sitting room with a balcony, this also opens into the large kitchen diner, beautiful refitted bathroom and three bedrooms, the master having plenty of built in storage. The property boasts gas central heating, well maintained communal gardens plus a share of the Freehold. The majority of double glazing also quite recent. The property is available chain free and we hold keys for early viewings.

### COMMUNAL ENTRANCE

Security entry phone system, stairs to first floor:-



#### **HALLWAY**

Coved ceiling, access to loft space, radiator, entry phone system, doors to storage cupboard, further doors to:-

#### **SITTING ROOM**

17' 7" x 13' 1" (5.36m x 3.99m) Double glazed window, double glazed patio doors open onto balcony with sea views to the end of the road, radiator, TV point, sky point, Square arch to:-



#### **KITCHEN**

12' 9" x 11' 10" (3.89m x 3.61m) Measurements to include an extensive range of fitted base units, space for washing machine, integrated dishwasher, space for fridge, freezer, worksurface over inset with a four burner gas hob and a stainless steel sink and drainer, tiled splashback's, range of coordinating cupboards, wall mounted gas boiler tucked behind a matching wall unit, double glazed window.

#### **BATHROOM**

Bathroom suite comprising of a panelled bath with a mixer tap, thermostatic shower fitment over, low-level WC, wash hand basin set into a vanity unit with storage below and a mixer tap over, double glazed window, radiator, coved ceiling..



#### **BEDROOM**

12' 1" x 10' 0" (3.68m x 3.05m) Measurements to rear of built-in wardrobe, one wall of mirrored door wardrobes with hanging rail and storage shelving, double glazed window, radiator, laminate flooring, coved ceiling.

#### **BEDROOM**

12' 10" x 6' 8" (3.91m x 2.03m) Coved ceiling, double glazed window, radiator, laminate flooring.



#### **BEDROOM**

9' 10" x 9' 5" (3m x 2.87m) Coved ceiling, double glazed window, radiator.

#### **LEASE DETAILS**





The Service charge is £630 twice yearly ( £1260 total )  
 There is a share of the Freehold with 994 years unexpired  
 of a 999 year lease

**COUNCIL TAX**

Council Tax Payable £1,657.88  
 Council Tax Band B  
 Local Authority Thanet District Council

**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.

**MEASUREMENTS**

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. 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.



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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

