



Thomas  
jackson  
ESTATE AGENTS



18 HOMEFERN HOUSE, COBBS PLACE, MARGATE, CT9  
1JE

0300 000 000





**DESCRIPTION** RETIRE BY THE SEA! NO CHAIN. One bedroom first floor apartment situated in Homefern House in the heart of Margate minutes from the seafront. This retirement property is available to purchasers over the age of 60. The accommodation includes: a generous lounge/diner leading into the kitchen, double bedroom with a built in double wardrobe and a bathroom. Further features include: double glazing, electric heating, lift, use of communal facilities to include: laundry room, residents' lounge/kitchen, 24 hr care line service, office manager, communal gardens, off street parking on a first come first serve basis.



**HALL** Large built-in cupboard housing the electric meter, consumer unit, water tank and storage.

**LOUNGE/DINER** 14' 9" x 10' 7" (4.5m x 3.23m) Double glazed window, storage heater, carpet flooring.

**KITCHEN** 7' 3" x 5' 5" (2.21m x 1.65m) Matching fitted units, stainless steel sink, space for a cooker and fridge/freezer, tiled splashback, laminate flooring.

**BEDROOM** 11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window, electric heater, built in double wardrobe, carpet flooring.



**BATHROOM** Matching suite comprising a low level panelled bath, electric shower, vanity unit with an inset basin, low level W.C., vinyl flooring.

**MEASUREMENTS** 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.



**AGENTS NOTES** Council Tax Band - A

EPC Band - C

Leasehold

99 years from 1st September 1980 - 55 years remaining

Electric heating

Over 60s.

Service Charge

Ground Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   C	81   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		