



Thomas
jackson
ESTATE AGENTS



Camden Road
Ramsgate, CT11 8HW

- Purpose Built
- Second Floor
- Double Glazing
- Electric Heating And Hot Water

Offers In Excess Of £95,000

EPC Rating '37'





Property Description

THE PROPERTY

* Chain Free * Purpose built * Top floor * New 125 year lease * We are delighted to offer for sale this spacious purpose built flat situated in Ramsgate town centre. The property does require some updating but would make the perfect first time buy or investment purchase. There is spacious hallway, sitting room, a double bedroom, kitchen and bathroom as well as an outside store cupboard. The property is available chain free and worthy of early viewings.

COMMUNAL ENTRANCE

Double glazed entry door into communal hallway, key pad for secure entry, stairs to

ENTRANCE HALLWAY

Entrance hallway, access to loft space, wall mounted intercom phone system, double doors to airing cupboard with shelving and hanging rail and pre lagged hot water tank, cupboard houses electric fuse board doors to:-



SITTING ROOM

17' 0" x 11' 7" (5.18m x 3.53m) Double glazed window to front, economy seven storage heater, telephone TV points.

BATHROOM

Bathroom suite comprising panel bath with twin grips, pedestal wash handbasin, low-level WC, localised tiling, double glazed window, wall mounted electric fan heater

BEDROOM

13' 1" x 8' 0" (3.99m x 2.44m) Double glazed window, economy 7 storage heater, laminate flooring

KITCHEN

10' 2" x 6' 4" (3.1m x 1.93m) Measurements include a range of fitted base units with space for washing machine and electric cooker worksurface over insect with a stainless steel sink, localised tiling, wall mounted cabinets, double glazed window, breakfast bar area.

LEASE DETAILS

£1,731.55 service charge

Peppercorn rent

New 125 year lease

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (£PA) £1,537.10

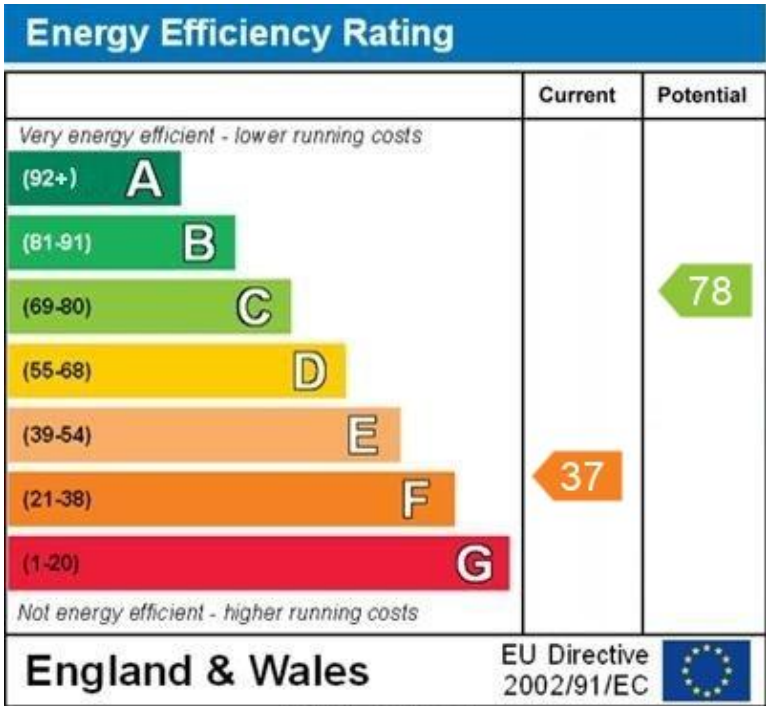
ANTI MONEY LAUNDERING

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

MEASUREMENTS

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

