



Thomas
jackson
ESTATE AGENTS



Princess Margaret Avenue

Margate, CT9 3EH

- Purpose Built Apartment
- Sea and Park Views
- Private Balcony
- Garage & Lovely Communal Gardens

£229,995

EPC Rating 'TBC'





Property Description

THE PROPERTY

We are delighted to offer for sale this well presented first floor apartment on the edge of Palm Bay. Presented to an immaculate standard of decoration and offering spacious well appointed accommodation, comprising immaculate communal entrance with entry phone system, stairs up to the first floor and to your own front door, entrance hallway, sitting room with balcony, large kitchen diner, master bedroom with an abundance of built in storage, bedroom two plus a spacious shower room and WC. Externally there are immaculate gardens and a garage in a block. There are great horizon sea views from the kitchen and bedroom two, not to mention a private balcony overlooking the leafy Northdown park. The property is also available chain free.

COMMUNAL ENTRANCE

Wall mounted entry phone system, immaculate entrance hallway to just four flats, stairs to first floor.

STAIRS TO FIRST FLOOR



Landing, door to:-

ENTRANCE HALLWAY

Coved ceiling, wall mounted entry phone system, built in cupboard, fuse board, doors to:-

SITTING ROOM

17' 04" x 12' 10" (5.28m x 3.91m) Coved ceiling, two radiators, TV point, double glazed window, double glazed sliding patio doors open to the balcony.

KITCHEN DINER

13' 0" x 12' 03" (3.96m x 3.73m) Measurements include a comprehensive range of fitted base units with space for washing machine, fridge freezer and dishwasher, Larder unit with electric oven and microwave over, worksurface inset with a halogen hob and stainless steel sink, drainer and mixer tap, tiled splash backs, wall mounted cupboards and open display ends, double glazed window with sea and roof top views, wall mounted gas boiler, coved ceiling, double radiator, breakfast bar area.

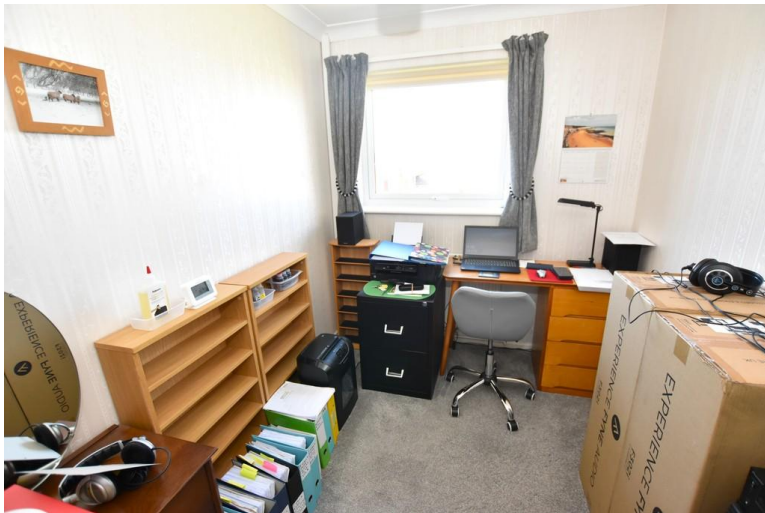
BEDROOM ONE

12' 11" x 10' 6" (3.94m x 3.2m) Measurement to rear of built in wardrobe that offer plenty of storage, built in chest of drawers, built in bedside cabinets, double glazed window, telephone point, radiator.



BEDROOM TWO

9' 11" x 7' 0" (3.02m x 2.13m) Coved ceiling, radiator, double glazed window with sea and roof top view.



SHOWER ROOM WC

Suite comprise low level WC, pedestal wash basin and a shower enclosure with sliding glass door, electric shower over, ceramic tiling, double glazed window, coved ceiling, radiator, electric shaver point.

LEASE DETAILS

999 years from 25/12/1978

953 years remain with a share of the Freehold

Service Charge is £106 per month or £636 paid twice yearly end of June and end of December

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band B

Council Tax Cost (£PA) £1,735.47



COMMUNAL GARDENS



Well tended gardens of the estate are very well kept, there is a lawn with planted borders plus a seating area, bin area, open access to the garage.

GARAGE

The garage is set in a block with an up and over door.

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

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.



FIRST FLOOR

AGENTS NOTES

Vendor advises -
the boiler was replaced December 2023
New double glazing was installed January 2024



%epcGraph_c_1_325%

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of floor, window, areas and any other parts are approximate and no responsibility is taken for any error. Information on this website, in any form, is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency and to give. Made with Metageni 2024



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

