



Thomas
jackson
ESTATE AGENTS



4 LANCASTER CLOSE, RAMSGATE, CT12 6PD
GUIDE PRICE £90,000





Property Description:

Located in Ramsgate this one-bedroom flat is a must see for any investor! Situated on the ground floor overlooking communal front gardens it offers spacious accommodation and boasts double glazing and gas central heating. The property comes with a new lease of 125 years, is chain free and is available for cash buyers only. Viewings highly advised!

HALLWAY Includes two storage cupboards

LOUNGE 13' 10" x 17' 05" (4.22m x 5.31m)

BEDROOM 14' 03" x 8' 02" (4.34m x 2.49m)

KITCHEN 9' 07" x 5' 08" (2.92m x 1.73m)

WET ROOM



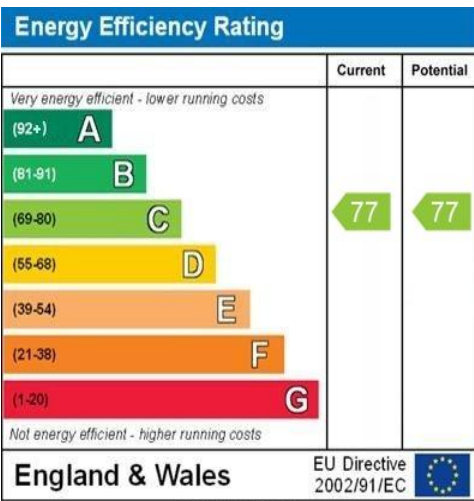
Measurements:

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 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.

Agent Notes:

New 125-year lease
 Service charge- £1526.60 pa
 Ground Rent- Peppercorn

EPC- Band C
 Council Tax- Band A



WWW.EPC4U.COM