



- One bedroom flat
- first floor
- open plan kitchen
- gas central heating
- Chain Free
- Central Location
- Character Property

### Flat 2, 152 High Street, Margate, CT9 1LA

£145,000

Your perfect bolt hole by the sea, minutes away from everything that Margate has to offer. This lovely first floor flat is available for sale without the complication of an onward chain, it also comes with a new lease. Situated at the top of Margate High Street, the flat is situated on the first floor. An intercom system allows remote access to the communal entrance hallway and stairs to the first floor. The flat is arranged as an entrance hallway, open plan reception room and kitchen, a spacious double bedroom with built in storage plus an ensuite shower room and WC. The property boasts bright, light rooms plus gas central heating.





## Property Description

### THE PROPERTY

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### COMMUNAL ENTRANCE

Security entry phone system allows access to the communal hallway, stairs to first floor.

### ENTRANCE HALLWAY

Large sash window provides plenty of light, coved ceiling, doors to:-

### OPEN PLAN SITTING ROOM AND KITCHEN

13' 11" x 13' 7" (4.24m x 4.14m) Maximum measurements and includes a range of fitted base units, space for washing machine and fridge freezer, space for electric cooker, work surface over inset with stainless steel sink, localised tiling, range of wall cupboards, coved ceiling, built in cupboard houses the gas boiler, two radiators, sash windows to the front.

### BEDROOM

13' 10" x 12' 01" (4.22m x 3.68m) Maximum measurements, two built in wardrobes, sash window, coved ceiling, radiator, door to:-

### EN SUITE SHOWER ROOM AND WC

Suite comprises pedestal wash basin, low level WC, tiled shower enclosure with an electric shower, localised tiling.





**LEASE DETAILS**

To be advised

**COUNCIL TAX**

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,487.54

**AGENTS NOTES**

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

**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.





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