



- Garden Flat Boasting Its Own Entrance
- Superb Character And Charm
- Large Open Plan Reception Room
- Double Bedroom with Storage
- Chain Free
- Viewing Advised

Garden Flat , 46 Harold Road, Cliftonville, Margate, CT9 2HS

£162,500

Situated in a popular Road in central Cliftonville, this superb garden flat is central to everything. The clifftops are just a few minutes walk away, in the opposite direction popular Northdown Road with its wide selection of international shops, cafes and bars. Transport links as well as Margate old town are also very close by. The flat has its own entrance which opens into a useful lobby area with storage and under stairs cupboard, a large sitting room with an exposed brick chimney breast and stripped flooring, a spacious bedroom of character overlooks the courtyard. To the rear of the property a bespoke hand made kitchen with plenty of storage and integrated dishwasher, fridge freezer, electric oven and gas hob. The bathroom offers a Zen, spa feeling. A sumptuous space to relax with a walk in shower area, a raised Japanese style tub as well as WC and wooden wash basin. There is a very useful utility area with space for washing machine and dryer. Externally a private courtyard is accessed from the kitchen.



Property Description

THE PROPERTY

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ENTRANCE LOBBY

Panel and glazed front door opens into entrance lobby, column radiator, door to understair storage, timber cupboards provide storage and conceal metres, panels glazed door to-

RECEPTION ROOM

19' 10" x 14' 10" (6.05m x 4.52m) Into Bay and recess, sash windows to bay, radiator, exposed chimney breast with open hearth, shelved recesses, exposed wooden flooring, coved ceiling, extended lobby area ideal for a study area, doors to:-

BEDROOM

11' 6" x 11' 9" (3.51m x 3.58m) window, overlooks, rear courtyard, radiator, exposed wooden flooring, shelved, chimney recess, built in storage cupboards to either chimney breast recess.

KITCHEN

9' 5" x 7' 4" (2.87m x 2.24m) Measurements include a range of bespoke individually designed units with under storage drawers and cupboard space, electric oven, integrated full-size dishwasher, integrated fridge and freezer, large floating shelves, the work surface is inset with a gas hob, sink and mixer tap, column radiator, glazed door to courtyard, door to:-

BATHROOM





9' 11" x 8' 3" (3.02m x 2.51m) Contemporary bespoke bathroom suite comprising of low-level WC, a large Japanese tub with the mostatic mixer taps and shower fitment over plus a walk-in shower area with an oversized rainfall shower head (see photos), shelved plinth with storage under and a wooden bowl with mixer tap, Window, heated towel rail, bi-fold doors, open to utility cupboard with plenty of storage and plumbing for washing machine and tumble dryer.

LEASE DETAILS

We are advised that there is 79 years remaining of the original 125 year lease. The service charge is £500.00 PA

Garden-

Courtyard for sole use of the garden flat, with a shared communal lawned area.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (EPA) £1,487.54

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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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

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ESTATE AGENTS

