



- Chain Free
- Studio Flat
- New 125 Year Lease
- GCH and DG
- Communal Gardens
- First Floor
- Viewing Advised

6 Barnett Court , Melbourne Avenue, Ramsgate, CT12 6LP

£75,000

A superb starter home, ideal for those looking to get on the first rung of the ladder or maybe those looking for something smaller and more compact. Situated on the first floor we offer this studio apartment chain free. Unusually for a studio flat, there is a separate kitchen. The 'L' shaped studio room offers a natural division from the bedroom area. There is also a very modern wet room and WC. The property boasts gas central heating as well as double glazing.



Property Description

THE PROPERTY

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ENTRANCE HALLWAY

Double glazed entrance door, large built in cupboard, doors to:-

'L' SHAPED STUDIO ROOM

Two radiators, double glazed window to front and rear, door to:-

KITCHEN

Fitted base units, double glazed window, gas boiler.

WET ROOM WC

Electric shower, low level WC, wash basin, double glazed window, extractor fan.

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.





COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,537.10

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


LEASE DETAILS

We understand that there is a new lease to be created for a term of 125 years.

Service Charge £968.56

Ground Rent - Peppercorn

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Zoopla



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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 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

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ESTATE AGENTS

