



Thomas
jackson
ESTATE AGENTS



41 Ramsgate Road

Margate, CT9 5RT

- Contemporary two-bedroom apartment
- Two bedrooms
- Lounge/diner
- Stylish modern kitchen
- Chain Free
- Central Location

£155,000

EPC Rating '70'





Property Description

THE PROPERTY

CHAIN FREE AND CONTEMPORARY A first floor two-bedroom apartment situated in a prime location in Margate close to the QEOM, Margate town centre and seafront. The property was updated in 2020 so this makes a perfect first-time buyer's home, holiday home or investment. The property is located on the first floor and boasts a modern fitted kitchen, stunning shower room, lounge/diner and two bedrooms. Further benefits include gas central heating, double glazing, long lease, contemporary column radiators and access to the loft.

STAIRS/HALL

Entryphone system, door to communal entrance, stairs to first floor:-

LANDING

Access to loft space, contemporary radiator, doors to:-

KITCHEN

8' 09" x 6' 03" (2.67m x 1.91m) Measurements include a



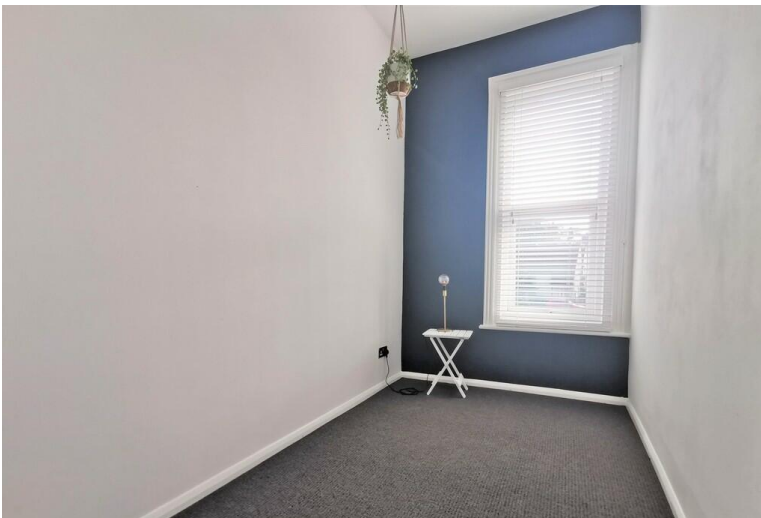
range of fitted base units with space for washing machine, built in electric oven, wood block work surface over inset with a Belfast sink and mixer taps, metro tiling, matching wall cupboard, double glazed window.

SHOWER ROOM

Suite comprising of a shower base with glass shower screen, thermostatic shower fitment, low level WC, vanity wash hand basin, metro tiling, wall light points, double glazed window.

BEDROOM

12' 02" x 10' 11" (3.71m x 3.33m) Double glazed window, radiator, cupboard houses gas boiler.



LOUNGE/DINER

16' 05" x 10' 04" (5m x 3.15m) Measurements into bay, TV point, column radiator.

BEDROOM

9' 11" x 5' 11" (3.02m x 1.8m) Double glazed window, radiator.

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.

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



AGENTS NOTES

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

Lease - 100 years from 15th March 2016

The service charge is £100 per month

Leasehold



Flood Risk
River & Seas - No Risk
Surface Water - Low Risk



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

