

- Over 60s Retirement Property
- Superb Block and Gardens
- Large Double Bedroom
- Spacious Kitchen
- First Floor
- One Double Bedroom
- Chain Free
- Delightful Communal Areas

25 Queen Elizabeth Lodge, Laleham Gardens, Margate, CT9 3PR

£99,950

Welcome to your ideal retirement retreat, a purpose-built flat designed exclusively for the over 60s, where comfort and community seamlessly intertwine. This delightful residence offers a secure and sociable environment, featuring communal parking and laundry facilities, alongside a welcoming residents' lounge perfect for fostering new friendships. Step inside your own private haven, presented in very good decorative order, boasting a spacious kitchen for culinary enjoyment and efficient economy seven heating for year-round comfort. Embrace a relaxed and fulfilling lifestyle in a home tailored to your needs. Available chain free we hold keys for accompanied viewings.





Property Description

ENTRANCE HALLWAY AND RESIDENTS LOUNGE

Security entry door opens into residence lounge and hallway, lift and stairs to upper floors, communal laundry offers a bank of washing machines and driers. There is also a guest suite available to visiting family.

FIRST FLOOR

Door to:-

ENTRANCE HALLWAY

Entrance hallway coved ceiling, two large walk in storage cupboards, doors to:-

SITTING ROOM

19' 1" x 18' 2" (5.82m x 5.54m) Maximum measurements into bay, coved ceiling, double glazed window, TV point, stone fire surround with an inset electric fire, economy seven storage heater, panel glazed door to kitchen.

KITCHEN

13' 2" x 6' 0" (4.01m x 1.83m) Measurements include a range of fitted base units with space for under counter fridge, work surface over insect with a four bumer halogen hob and a stainless steel sink with mixer tap, attractive tiling, coordinating wall units and filter hood over, electric oven set to eyelevel with the larder storage over, double glazed window, wall mounted electric fan heater, coved ceiling.

SHOWER ROOM

Suite comprising of low-level WC, vanity wash and basin with storage under and mixer tap over, double shower endosure with a mains fed thermostatically controlled shower fitment, attractive tiling, extractor fan, electric heated towel rail, coved ceiling, shaver point







BEDROOM

19' 4" x 9' 10" (5.89m x 3m) Measure ments indude built-in mirrored wardrobe with shelving and hanging rail, double glazed window, economy seven storage heater, coved ceiling.

LEASE DETAILS

We are advised -There are 107 years remaining from the original 125 years Service Charge £2,320 PA Ground Rent £625 PA

MEASUREMENTS

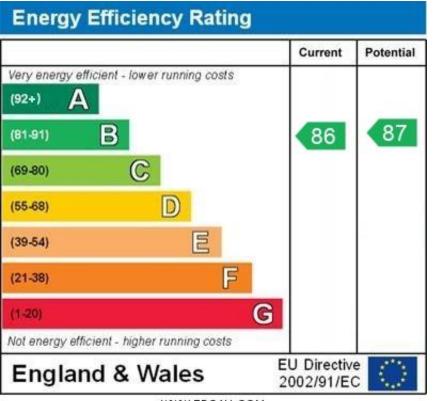
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COUNCIL TAX

Local Authority Thanet District Council Council Tax Band B Council Tax Cost (PA) £1,735.47

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 outanti money laundering checks prior to instructing Solicitors.



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