



- 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 a 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 inset with a four burner halogen hob and a stainless steel sink with mixer tap, attractive tiling, coordinating wall units and filter hood over, electric oven set to eye level 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 enclosure with a mains fed thermostatically controlled shower fitting, attractive tiling, extractor fan, electric heated towel rail, coved ceiling, shaver point





BEDROOM

19' 4" x 9' 10" (5.89m x 3m) Measurements include 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

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 may be 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.

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 out anti money laundering checks prior to instructing Solicitors.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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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