



Thomas
jackson
ESTATE AGENTS



4 Airedale Close

Margate, CT9 2SZ

- Purpose Built Flat
- Ground Floor
- 125 Year Lease
- One Double Bedroom
- Communal Gardens
- Wet Room WC
- No Chain

£90,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

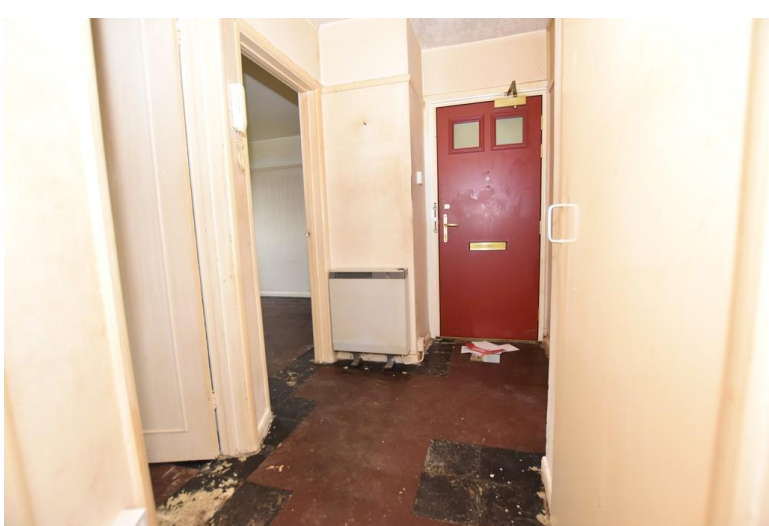
This purpose-built ground floor flat, offered with a brand new 125-year lease, presents an excellent opportunity for a first-time buyer. Boasting well-maintained communal gardens, it provides a pleasant outdoor space. While the property requires internal decoration to personalize it to your taste, the layout offers a practical living space. Equipped with Economy 7 heating, it provides an economical heating solution. This flat is a fantastic entry point onto the property ladder, combining affordability with the security of a long lease and the convenience of ground-floor living.

COMMUNAL ENTRANCE

Stairs to first floor, door to:-

HALLWAY

Door to hallway, picture rail, economy seven electric heater, door to airing cupboard housing a pre-lagged immersion hot water system, doors to





SITTING ROOM

12' 11" x 12' 2" (3.94m x 3.71m) Picture rail, three double glazed windows, economy seven heater, telephone and TV point.

BEDROOM

11' 2" x 10' 5" (3.4m x 3.18m) Picture rail, double glazed window overlooks communal rear garden, economy seven heater, door, two built-in wardrobe

WETROOM

Comprising of low-level WC, wall mounted wash basin, shower area with a wall mounted electric shower over, wall mounted fan heater, double glazed window.

KITCHEN

9' 4" x 9' 8" (2.84m x 2.95 m) Maximum measurements including a range of modern kitchen base units, space for washing machine, space for freestanding cooker, work surface over inset with a stainless steel sink and mixer tap, matching up stands, range of wall units over, double glazed window, extractor fan, door two meter cupboard.

SERVICE CHARGE

New 125 Year lease to be created

Service charge £1,715.01 PA

Ground rent - Peppercorn

MEASUREMENTS

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.

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.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,487.54

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152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

