



Thomas
jackson
ESTATE AGENTS



Dane Road
Margate, CT9 1SG

- Loft Living On the Third Floor
- A Large Bright Reception Room
- Two Double Bedrooms
- A Well-Appointed Kitchen Diner
- A Family Sized **Bathroom**
- Great Storage
- Gated Development
- Close To Old Town & Harbour Arm

£172,500

EPC Rating '78'





Property Description

THE PROPERTY

Situated on the third (top) floor of a well-maintained, gated development, this spacious two-bedroom flat offers comfortable living in a prime Margate location. With **lift access to all floors**, the property is ideal for a variety of buyers.

Just a short walk from Margate's vibrant Old Town, Dane Park, and excellent shopping and transport links, this flat enjoys both convenience and community charm.

Inside, the property features:

Additional benefits include **gas central heating, double glazing, parking facilities,** and **well-kept communal areas.**

Offered **chain free**, this is an excellent opportunity to acquire a top-floor flat in a desirable and accessible area of Margate.



LIFT AND STAIRS

Secure entry phone system and double gates lead to a block paved communal parking area, door to hallway, stairs and lift to all floors.

ENTRANCE HALLWAY

Coved ceiling inset with LED downlights, double glazed window, double doors to meter and storage cupboard, entry phone system, telephone point, radiator, doors to:-

SITTING ROOM

16' 1" x 1' 8" (4.9m x 0.51m) Maximum measurements, two double glazed windows to the front, radiator, laminate flooring, TV point.



KITCHEN

11' 5" x 7' 9" (3.48m x 2.36m) Measurements include a range of fitted base unit units with space for washing machine and space for fridge freezer, electric oven built-in, worksurface over insect with a four burner gas hob and sink drainer and mixer tap, attractive tiling, range of coordinating wall units over, double glazed window, coved ceiling and inset with LED lighting, wall mounted gas boiler, radiator.

BEDROOM ONE

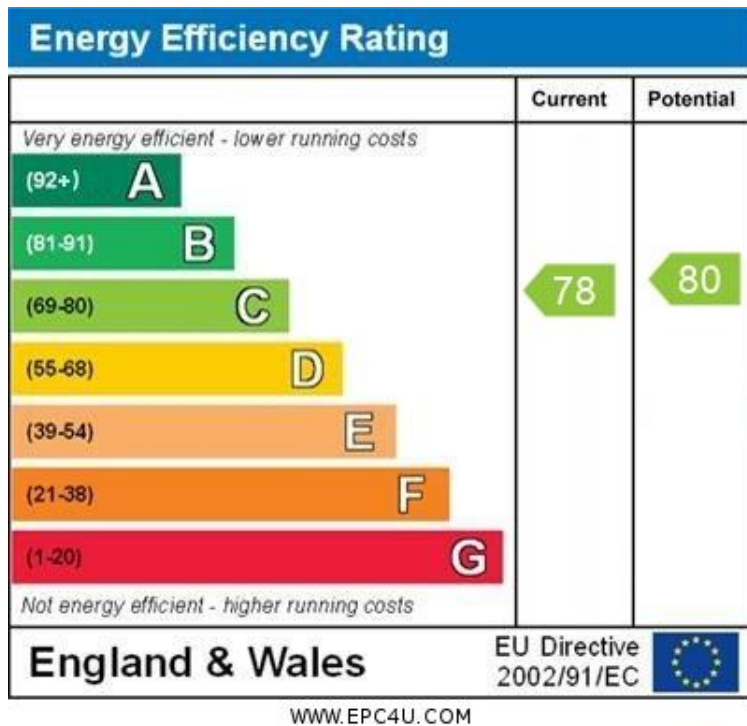
12' 5" x 11' 4" (3.78m x 3.45m) Maximum measurements, coved ceiling, double glazed window, radiator, TV point, wardrobe recess.

BEDROOM TWO

12' 10" x 8' 8" (3.91m x 2.64m) Coved ceiling, double glazed window, radiator.

BATHROOM

Bathroom suite comprising of panel bath with twin grips and a mixer, mains fed thermostatic shower over, low-level WC, pedestal wash base with mixer taps, ceramic tile splashback, extractor fan, coved ceiling within LED lighting, extractor fan, 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.

COUNCIL TAX

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.

SERVICE CHARGE

We are advised that-

Buyer will have a 1/36th share of Martony Court Residents Association which owns the Freehold, 107 years remain on the current lease

Service Charge from 1/2/25 to 31/1/26 is £1503



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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

