



Thomas
jackson
ESTATE AGENTS



Flat 2, 41 Ramsgate Road

Margate, CT9 5RT

- Ground Floor Flat
- Chain Free
- Ideal Investment/ First Time Buyer
- Central Location
- Available Complete With Tenants
- Good Decorative Order

£110,000

EPC Rating 'TBC'





Property Description

COMMUNAL ENTRANCE

Via wooden door into;

COMMUNAL HALLWAY

Flat entrance into; Hallway, carpet flooring, under stairs cupboard, double radiator doors to;

LOUNGE

12' 01" x 15' 01" (3.68m x 4.6m) Carpet flooring, double glazed UPVC bay window to front, double radiator, television point, telephone point.

BEDROOM

9' 05" x 12' 00" (2.87m x 3.66m) Carpet flooring, double radiator, cupboard housing water tank, double glazed UPVC window to rear.

BATHROOM

Tiled flooring, panelled bath with mixer tap, mains shower attachment, shower screen, double radiator, pedestal hand basin, part tiled walls



KITCHEN

8' 8" x 6' 00" (2.64m x 1.83m) Tiled flooring, rolled top work surface, stainless steel sink with mixer tap, plumbing and space for washing machine, fridge freezer, four ring electric hob, integrated oven, stainless steel extractor hood, tiled splash back, double glazed UPVC window to rear, base and eye level cupboards.

LEASE DETAILS

Length of lease: 93 Years

Service charge: £1200 per annum

Ground rent: £150 per annum.

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 firms 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.

AML

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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