



Thomas  
jackson  
ESTATE AGENTS



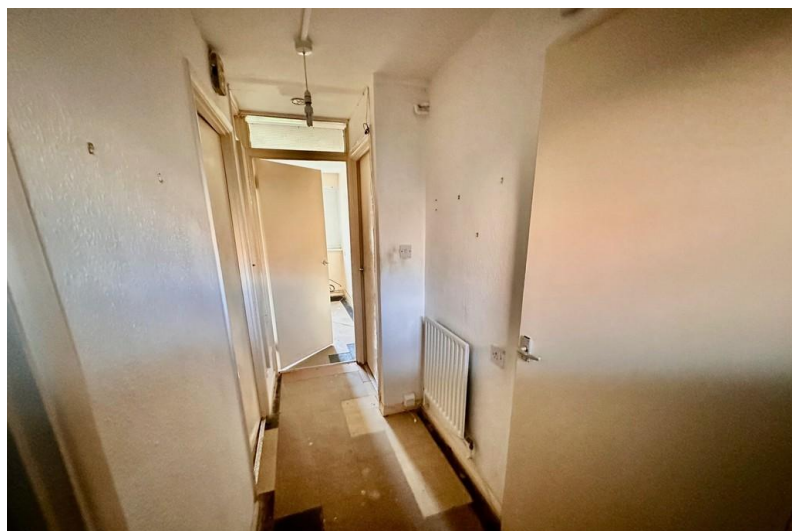
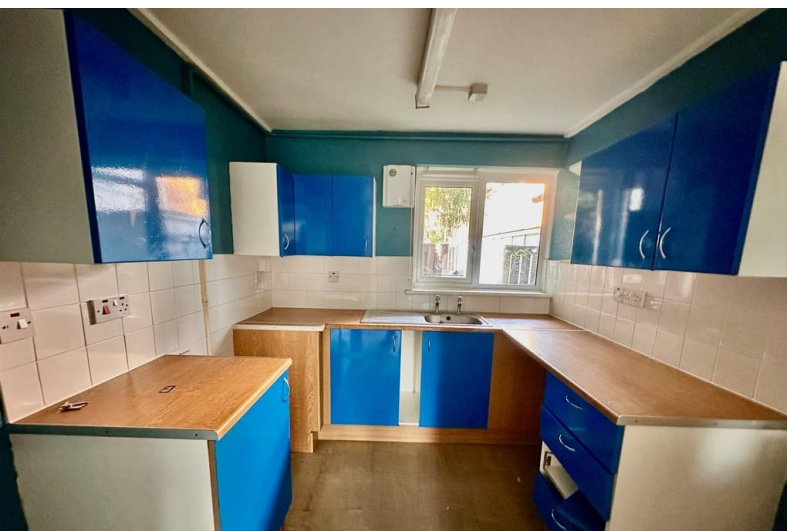
**Sussex Street**

Ramsgate, CT11 8QR

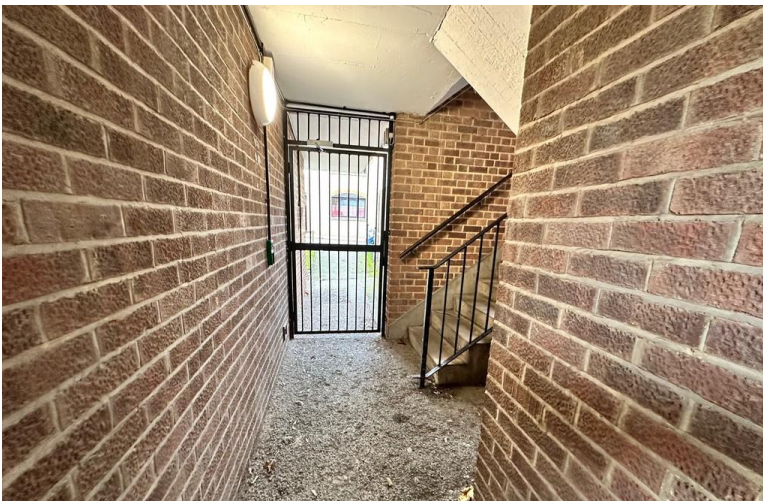
- Ground Floor Apartment
- One Double Bedroom
- Gas Central Heating
- Double Glazing
- New 125 Year Lease
- Communal Gardens

**£97,500**

EPC Rating '72'







## Property Description

### THE PROPERTY

A purpose built ground floor apartment set in the centre of Ramsgate town centre. Close to many facilities including the cliff tops, transport links as well as excellent shopping and leisure facilities. Comprising communal entrance via a security entry system, entrance hallway with two large storage cupboards, reception room, kitchen, double bedroom and a generous bathroom. The property is available chain free, will have a new 125 year lease, has gas central heating as well as double glazing. Keys held for rapid viewings.

### COMMUNAL ENTRANCE

Key fob entry system, side gate to garden.

### ENTRANCE HALLWAY

Double glazed entry door into hallway radiator, door to boiler cupboard housing wall mounted boiler, walk in storage cupboard, door to cupboard, doors to:-





### **SITTING ROOM**

0' 0" (0m x 0m) Large double glaze window to front, double radiator, TV point, door and internal window leak to the kitchen

### **KITCHEN**

Range of base units with space for cooker and washing machine, fridge freezer, worksurface over insect with stainless steel sink, tiled splashback, double glazed window, wall cabinets, double radiator.



### **BEDROOM**

Double glazed window to front, double radiator.

### **BATHROOM**

Bathroom panel bath, low level WC, vanity wash basin associated tiling, extractor fan, double glazed window, radiator



### **COMMUNAL GARDENS**

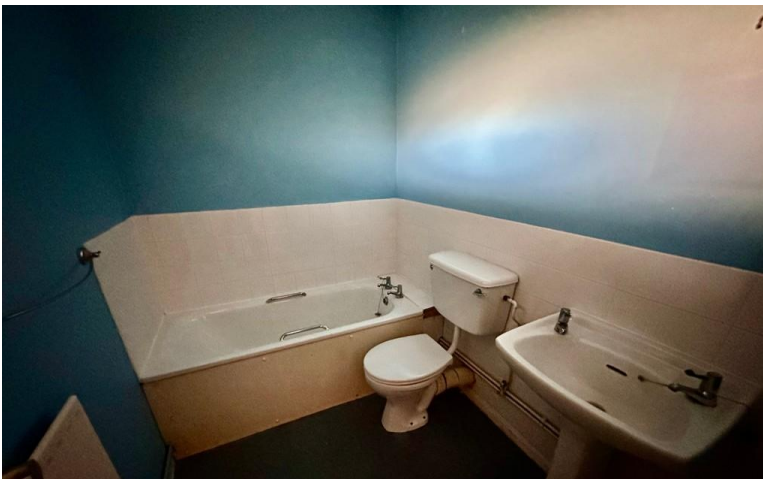
Lawned garden plus drying area.

### **LEASE DETAILS**

New 125 year lease to be created  
Service Charge £796.23 PA  
Ground Rent Peppercorn

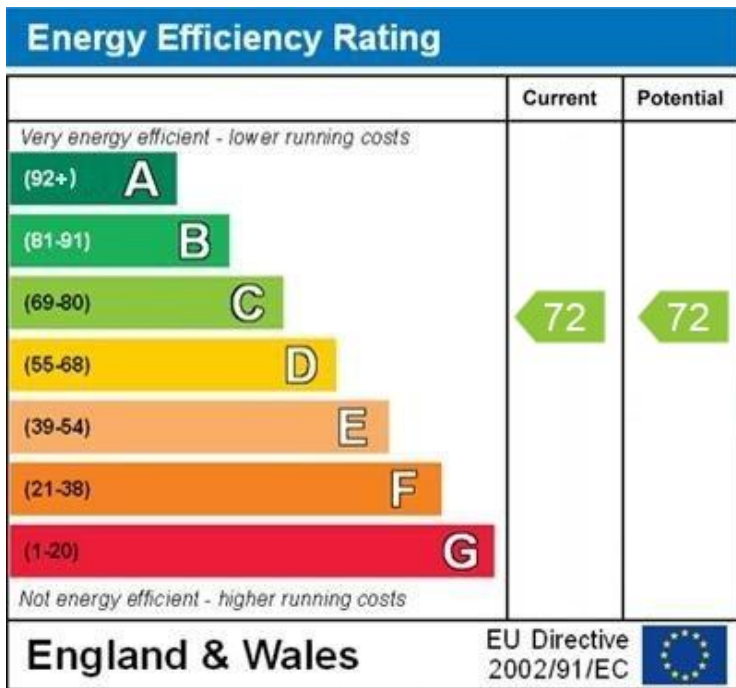
### **COUNCIL TAX**

Local Authority Thanet District Council  
Council Tax Band A  
Council Tax Cost (PA) £1,537.10



### **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



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