



Thomas
jackson
ESTATE AGENTS



10 Canterbury Road

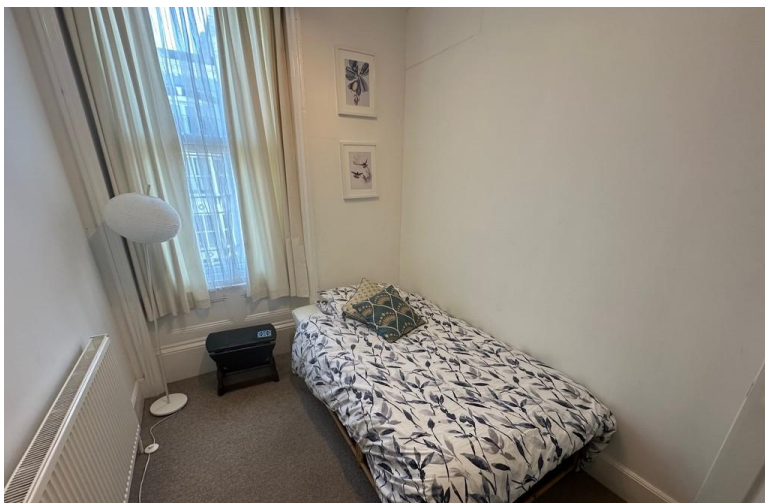
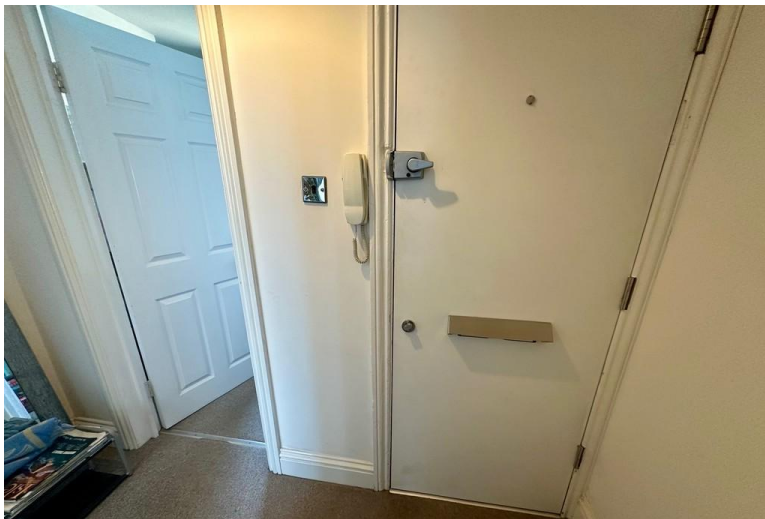
Margate, CT9 5BS

- Super Sea View, Split Level Apartment
- Two Bedrooms
- Sitting Room & Separate Kitchen Split Level
- Ideal Holiday Home
- Central Position Close To Train Station
- Gas Central Heating & Double Glazing
- Share Of Freehold

£230,000

EPC Rating '70'





Property Description

THE PROPERTY

Nestled on the first floor of a charming character building, this sea-view flat offers a delightful coastal retreat. Sunlight streams through the windows of the kitchen where you can prepare meals with the sound of distant waves and relax while gazing out at the ever-changing seascape. Two comfortable double bedrooms provide peaceful havens, promising restful nights after days spent exploring the nearby coastline. Also boasting a separate sitting room and entrance lobby. The unique character of the building blends seamlessly with the convenience of modern living, making this flat an ideal seaside home. The property is available chain free and benefits from a share of the Freehold.

COMMUNAL ENTRANCE HALLWAY

Door to communal entrance, stairs to 1st floor, door to:-

ENTRANCE HALLWAY

Entrance hallway, doors to:-



SITTING ROOM

12' 5" x 13' 9" (3.78m x 4.19m) Two wall light points, large double glazed window with sea views, double radiator, timber fire surround, steps down to lobby.

LOBBY

Double glazed window to side, and doors to:-

KITCHEN

9' 6" x 6' 0" (2.9m x 1.83m) Measurements include a range of fitted base units with an integrated fridge, electric fan oven, and washing machine, worksurface over insect with a four burner gas hob and stainless steel sink unit with mixer tap, tiled splashback, range of coordinating wall units over, chimney style filter hood, radiator, double glazed window with direct sea views, built in cupboard houses, gas boiler for central heating and domestic hot water.



BATHROOM

Comprises of a lower level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and shower fitment over, glass shower screen, ceramic tile splashback, extractor fan, radiator, ceiling inset with LED lighting.

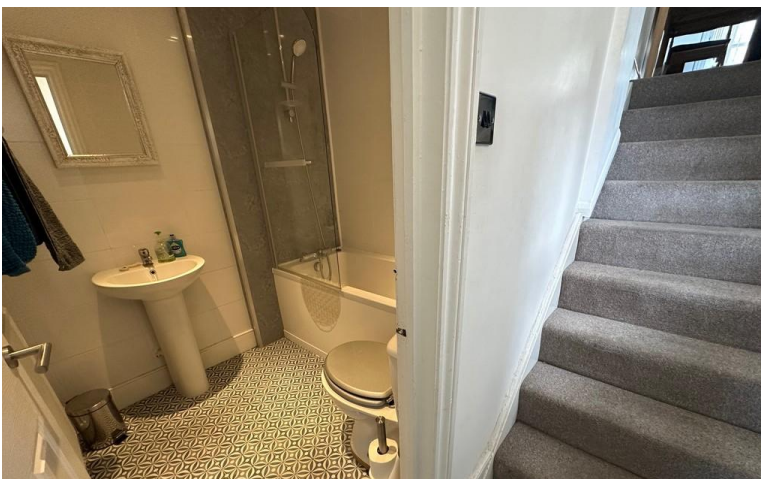
BEDROOM ONE

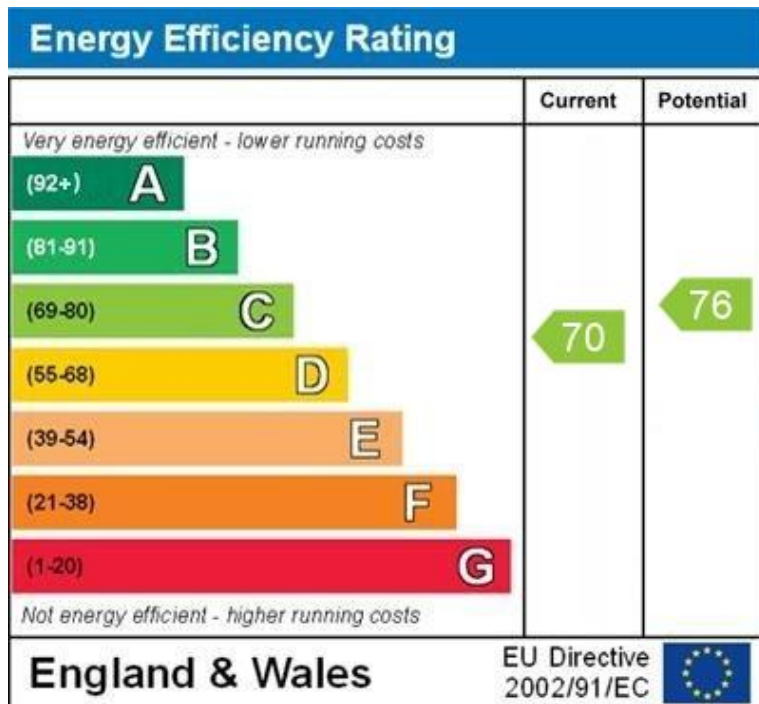
13' 10" x 11' 10" (4.22m x 3.61m) Plus depth of bay, double glazed bay window to front, radiator



BEDROOM TWO

10' 4" x 7' 3" (3.15m x 2.21m) Coved ceiling, double glazed window, radiator, door two built in storage cupboard which also houses a hanging rail.





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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.

LEASE DETAILS

We are advised that the property has a share of the Freehold with a lease of 999 years

Service charge is paid when works required, the bill being split proportionately.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost £1,563.50 PA

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.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hoxby 12/2021



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