



Thomas
jackson
ESTATE AGENTS



123 Northdown Road
Cliftonville, Margate, CT9 2QY

- Chain Free
- Central Cliftonville
- One Double Bedroom
- Electric Heating
- Cash Buyers Only
- Tastefully Decorated
- Dining Room Or Study

£90,000

EPC Rating '63'





Property Description

THE PROPERTY

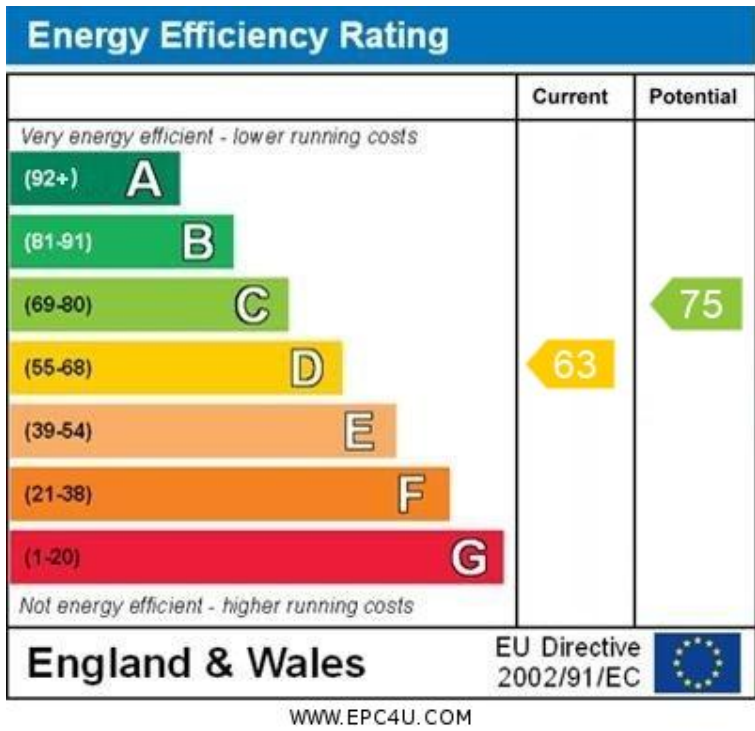
Tucked away in central Cliftonville we offer for sale this contemporary, first floor flat. Comprising of reception room, kitchen, dining room or study, bathroom and a double bedroom. The property has been recently refurbished to a good standard and boasts tasteful decoration. The property has just over 60 years remaining which may make it suitable for a cash buyer only. Call Thomas Jackson on 01843 221000 for an appointment to view.

ENTRANCE

Access to the property is from the rear of Northdown Road and up wrought iron stairs to the first floor.

RECEPTION ROOM

15' 11" x 13' 07" (4.85m x 4.14m) Reducing 11' 04" Front door, coved ceiling, three wall light points, laminate flooring, electric panel heater, smoke detector, double glazed window, doors to:-



BEDROOM

11' 10" x 9' 0" (3.61m x 2.74m) Plus door well, double glazed, window, electric panel heater, laminate flooring.

KITCHEN

9' 0" x 5' 11" (2.74m x 1.8m) Measurements include a range of fitted base units, space for a washing machine, space for fridge freezer, fitted electric oven, work surface over inset with a halogen hob and a stainless steel sink, tiled and clad wall, shelving, skylight window.

DINING ROOM

6' 6" x 6' 6" (1.98m x 1.98m) Skylight window.

BATHROOM

Suite comprising low level WC, wash hand basin, panel bath with shower over, ceramic tiling, tiled floor, electric heater, extractor fan.

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 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.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band A
Council Tax Cost (PA) £1,563.50

SERVICE CHARGE

We are advised that the lease has just under 60 years remaining
Service charge and Ground rent to be confirmed

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



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

