



Thomas  
jackson  
ESTATE AGENTS

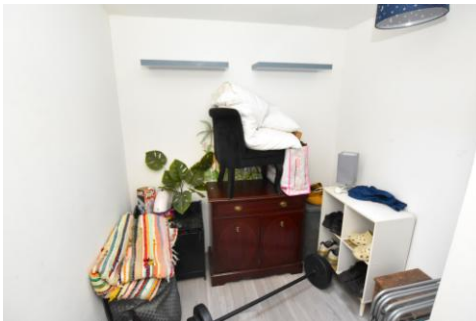


FLAT 3, 123 NORTHDOWN ROAD, CLIFTONVILLE,  
MARGATE, CT9 2QY

£90,000







**THE PROPERTY** Tucked away in central Cliftonville we offer for sale this contemporary, first floor flat. Comprising of reception room, kitchen, study or games room, bathroom and a double bedroom. The property has been recently refurbished to a good standard and boasts tasteful decoration. The property has 62 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.

**GAMES ROOM OR STUDY** 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 firm's 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

The lease was 99 years from 24 June 1988 .

The ground rent is 160  
management service charge 590

**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

