



Thomas
jackson
ESTATE AGENTS



42 BALMORAL ROAD, MARGATE, CT9 5PG

£125,000





THE PROPERTY A super Purpose built flat with a new 125 year lease, gas central heating, double glazing, communal garden as well as unallocated parking. The property is available chain free and comprises of entrance hallway, sitting room, bedroom, kitchen and bathroom WC. Perfect for a first time buyer.

COMMUNAL HALLWAY Security power assisted entrance door into entrance hallway, door to communal garden, door to

HALLWAY Radiator, wall mounted entry phone, door to shelved meter cupboard, laminate flooring, doors to.



SITTING ROOM 15' 0" x 10' 11" (4.57m x 3.33m) Double glazed window to front, double radiator, TV point, telephone point, laminate flooring, door to

BEDROOM 12' 0" x 9' 11" (3.66m x 3.02m) Double glazed window, radiator, laminate flooring.

BATHROOM Wet room comprising of low-level WC, wall mounted wash basin and a shower area with an electric shower over, double glazed window, radiator, extractor fan.

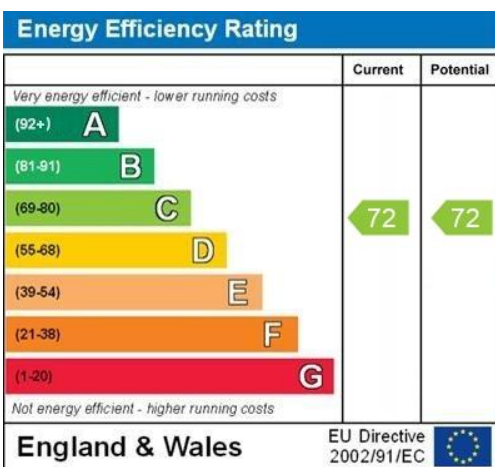


KITCHEN 10' 10" x 7' 3" (3.3m x 2.21m) Measurements include a range of fitted base units with space for gas or electric freestanding cooker, space for under counter fridge, space for washing machine, work surface inset with stainless steel sink and mixer tap, tiled splash backs, wall mounted cupboards, double glazed window, double radiator, door to Walk in shelved pantry cupboard

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

LEASE DETAILS New 125 Year lease to be created
Service Charge £1249.87 PA
Ground rent Peppercorn



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