



Thomas
jackson
ESTATE AGENTS



Charles Court

Margate, CT9 3FH

- Superb Second Floor Balcony Apartment
- Lift Service To All Floors
- Lovely Communal Gardens & Allocated Parking
- Two Spacious Double Bedrooms
- Contemporary Living
- B Rated EPC
- 122 Years Remain On The Lease

£245,000

EPC Rating '85'





Property Description

THE PROPERTY

Discover this stunning two-bedroom balcony apartment, ideally situated on the second floor of a well-maintained building constructed in 2022. This superb home boasts a fully fitted kitchen with integrated appliances, ensuring a seamless culinary experience. Residents benefit from the convenience of a lift, access to charming communal gardens, and the practicality of allocated parking, all presented in superb order throughout...

COMMUNAL GARDENS

Attractive lawned gardens.

COMMUNAL ENTRANCE HALLWAY

Secure entry via wall panel and video entry, well kept communal areas, access to the lift.

ENTRANCE HALLWAY

Laminate flooring, radiator, plenty of built in storage, wall mounted access panel and video intercom, doors to:-



OPEN PLAN KITCHEN AND RECEPTION ROOM

25' 3" x 15' 2" (7.7m x 4.62m) Measurements include an extensive range of fitted units, integrated fridge and freezer, electric fan oven, full size dishwasher, washing machine, square edge worksurface over is inset with a four burner induction hob and a granite effect sink with a mixer tap, contemporary splashback with coordinating wall units over, under unit lighting, TV point, laminate flooring, radiator, cupboard houses, gas boiler for central heating and domestic hot water, kitchen area has inset downlights, three pendant lights, double glazed panel and double glazed sliding patio door open onto the balcony.

BALCONY

12' 2" x 6' 0" (3.71m x 1.83m) A private balcony enjoying plenty of sun, outside light, space for table chairs and a barbecue.

BEDROOM ONE

18' 8" x 9' 0" (5.69m x 2.74m) Measurements include an open contemporary wardrobe, double radiator, large double window overlooking the community Gardens.

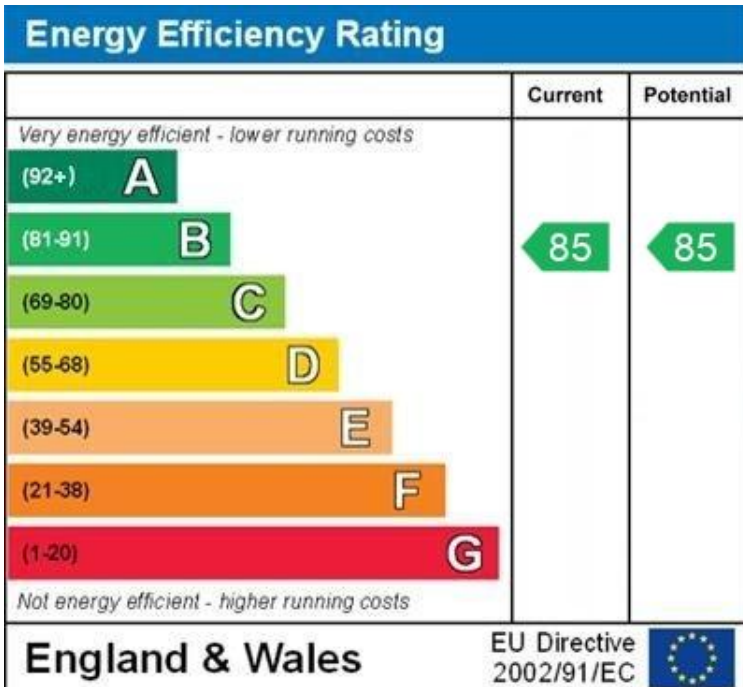
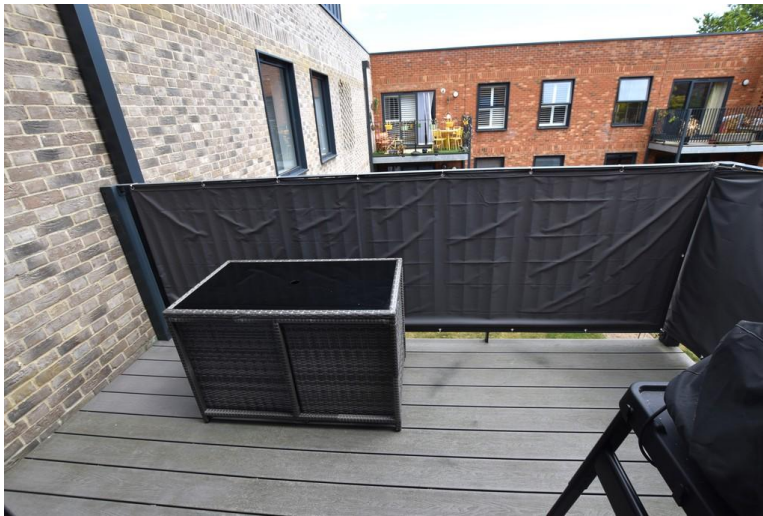
BEDROOM TWO

Double glazed window overlooking communal garden, double radiator, contemporary open wardrobe.

FAMILY BATHROOM

Suite comprising of panel bath with mixer taps and shower fitment over, fitted shower screen, wall hung wash hand basin with mixer tap, recess low-level WC, tiled walls, laminate floor, heated towel rail, shaver point, extractor fan, ceiling inset with downlights.





WWW.EPC4U.COM

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 C

Council Tax Cost (PA) £2,084.66

LEASE DETAILS

We understand there are 122 years remaining from the original 125 years.

Service Charge £1,750 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



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 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

