



Thomas
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ESTATE AGENTS



Cornwall Gardens

Cliftonville, Margate, CT9 2JQ

- Chain Free
- Two Bedrooms
- Share of Freehold
- Long Lease
- Popular Location close to Tesco
- Garage en bloc

£175,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Discover this spacious two-bedroom top floor flat, purpose built and nestled in the desirable Adam Court located on Cornwall Gardens close to Northdown Road and Tesco. This property is offered with the distinct advantage of NO FORWARD CHAIN and a SHARE OF THE FREEHOLD. The generous layout comprises: two bedrooms, shower room, separate W.C., 19ft x 11ft lounge/diner with dual aspect and a spacious fitted kitchen. Further enhancing its appeal, the property includes a garage en block, located off Cornwall Gardens, providing convenient parking or storage. Residents also enjoy a share of the use of the communal gardens, offering tranquil outdoor space. The property has double glazing throughout and electric heating. Ideal for first time buyers, investors or those seeking a comfortable coastal home with excellent amenities and immediate availability.



HALL

Glazed entrance door, electric panel heater, large built in storage cupboard, cupboard housing the water tank, coved ceiling.

W.C.

Low level W.C, wall mounted hand basin with tiled splashback.

SHOWER ROOM

Walk in double shower cubicle, electric shower, tiled walls, glass screen, pedestal hand basin with tiled splashback, heated towel rail.



BEDROOM ONE

10' 10" x 10' 9" (3.3m x 3.28m) Measurements to included extensive fitted wardrobes, double glazed window, built in double wardrobe with sliding mirrored doors, electric heater.

BEDROOM TWO

9' 5" x 10' 10" (2.87m x 3.3m) Double glazed window, electric heater, built in double wardrobe.

LOUNGE/DINER

19' 8" x 11' 8" (5.99m x 3.56m) Double glazed dual aspect windows, electric panel heaters, door into



KITCHEN

11' 10" x 8' 10" (3.61m x 2.69m) Measurements to include matching kitchen units, double glazed window, stainless steel sink with mixer tap and drainer, tiled splashback, space for a washing machine, space for a fridge/freezer, electric oven, hob and an extractor.

MEASUREMENTS

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.

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





AGENTS NOTES

Share of Freehold

We understand there are 261 years remaining on the lease.

Service charge £1262.80 PA

Includes the buildings insurance, gardening, window cleaning, electric in the communal hallway, cleaning in the communal hallway.



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