



Thomas  
jackson  
ESTATE AGENTS



**17a Colombo Square**

Ramsgate, CT12 6HG

- Chain Free / Cash Buyers Only
- Freehold Of The Building
- Ideal Investment
- Two Bedroom Ground Floor Flat
- Top Flat Holds Own Lease
- Requiring Updating
- Garden
- Double Glazing

**£130,000**

EPC Rating '73'







## Property Description

### ENTRANCE HALL

Entrance is via a double glazed entrance door into hallway

### CUPBOARD

Radiator, door to airing cupboard housing a pre-legged hot water cylinder, doors two

### LOUNGE

13' 9" x 12' 0" (4.19m x 3.66m) double glazed window to front, double radiator, TV point, TV point, door two

### KITCHEN

11' 10" x 8' 8" (3.61m x 2.64m) measurements include the range of fitted base units with space four fridge freezer, space for washing machine, space for gas or electric freestanding oven, tiled splashback, wall mounted cupboards, extractor fan, double glazed window to front, double glazed door to side, Wall mounted gas boiler

### BEDROOM

10' 0" x 7' 9" (3.05m x 2.36m) picture rail, double glazed





window, radiator, door to wardrobe

### **BEDROOM**

11' 11" x 10' 10" (3.63m x 3.3m) picture rail, double glazed window, radiator, door to build in wardrobe

### **BATHROOM**

comprises a panel bath with mixer taps and an electric shower over, pedestal wash basin, and low-level WC, extra extractor fan, double glaze window, tile splashback, shaver point, radiator

### **MEASUREMENTS**

All measurements are for general 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 effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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) £1,537.10

### **ANIT- 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

### **AGENT NOTES**

The Freehold for the building is included with the purchase.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	73 C	75 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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

