



Thomas
jackson
ESTATE AGENTS



39-41 Athelstan Road

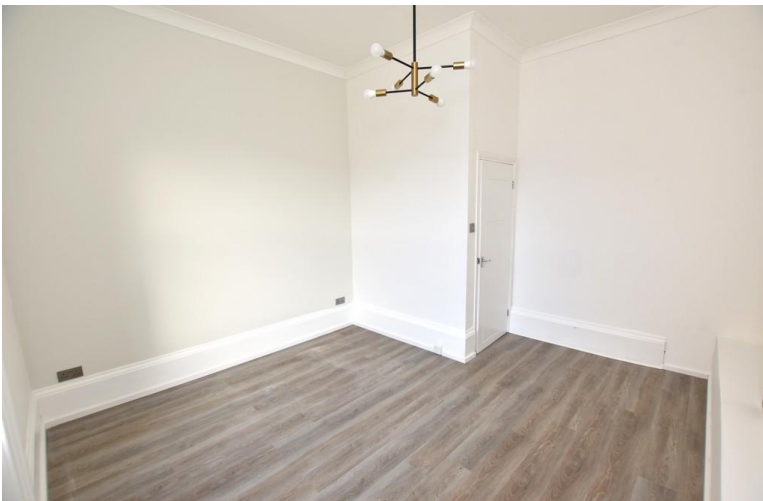
Margate, CT9 2BE

- Ground Floor Flat
- Modern Kitchen
- Electric Heating
- Chain Free
- Popular Cliftonville Location
- Perfect Investment
- Modern Kitchen

£170,000

EPC Rating '50'





Property Description

THE PROPERTY

Thomas Jackson are delighted to present this newly modernised, two bedroom, ground-floor apartment situated in the popular area of Cliftonville! The property boasts two bedrooms, shower-room, and recently refurnished open plan kitchen/lounge. Further benefits include; double glazing throughout, electric heating, off-street parking. Keys held for immediate viewings. Council Tax band A.

OPEN PLAN RECEPTION ROOM AND KITCHEN

14' 1" x 13' 0" (4.29m x 3.96m)

BEDROOM ONE

13' 7" x 12' 6" (4.14m x 3.81m)

BEDROOM TWO

8' 6" x 6' 6" (2.59m x 1.98m)

SHOWER ROOM WC

INNER HALLWAY



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.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band A
Council Tax Cost (PA) £1,563.50

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



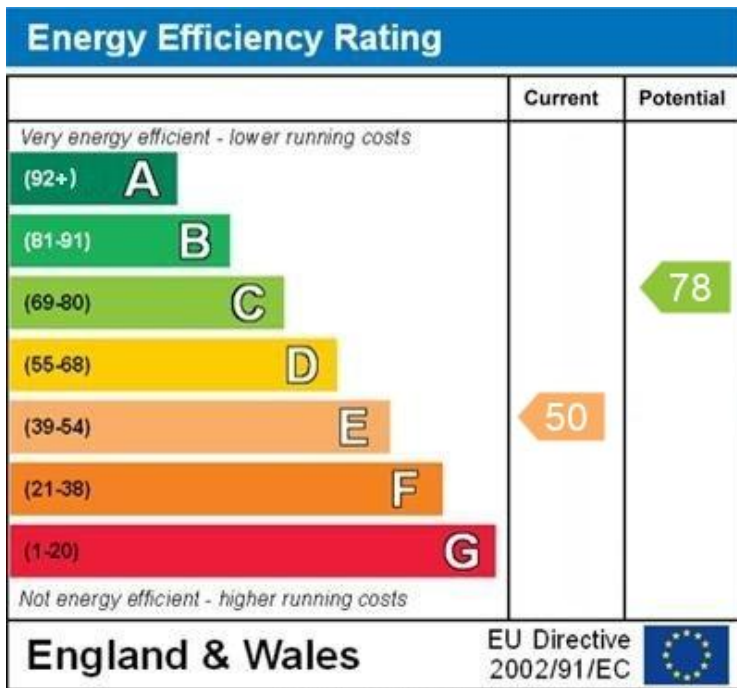
LEASE DETAILS

We understand that there are 180 years remaining on the lease

Ground rent - Peppercorn

Service Charge £1200 PA





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