



Thomas
jackson
ESTATE AGENTS



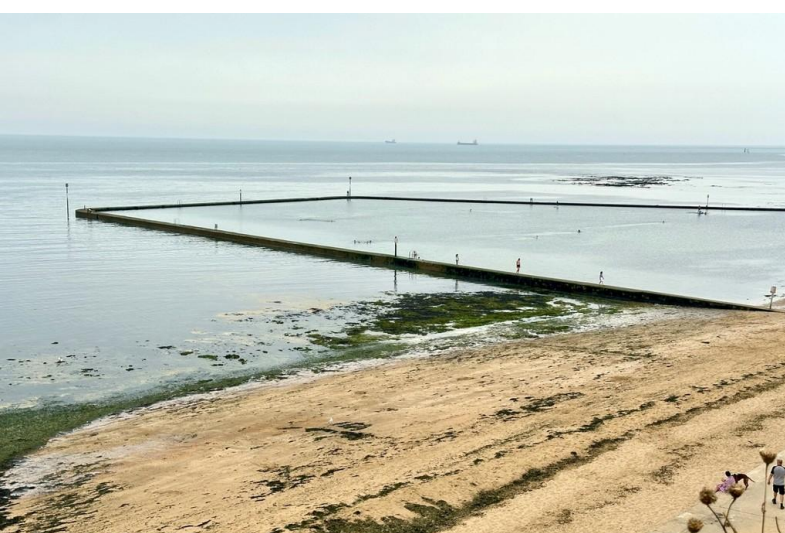
Third Avenue

Cliftonville, Margate, CT9 2LN

- Sea View Apartment
- Lift Service
- Two Double Bedrooms
- Large Reception Room
- Covered Balcony
- Perfect Holiday Home
- Third Floor
- Viewing Essential

Offers Over £199,995

EPC Rating '77'





Property Description

THE PROPERTY

Step into this exceptional apartment and discover coastal living at its finest. With convenient lift access, these well-proportioned flat boasts two double bedrooms, a spacious reception room with breathtaking sea views, plus a covered balcony offering a multitude of uses, a well-placed kitchen, and a family bathroom. Ideally positioned to enjoy the stunning seafront, this property offers a rare blend of comfort, convenience, and a prime location. The property offers double glazing as well as central heating and is now available chain free.

COMMUNAL ENTRANCE

Entrance door with key entry fob, door to entrance hallway, lift to 3rd floor

LIFT TO

ENTRANCE HALLWAY

Radiator, door to meter cupboard, door to airing cupboard, telephone point, doors to:-



RECEPTION ROOM

17' 0" x 12' 6" (5.18m x 3.81m) Double glazed full length window with direct views over wall pole Bay, radiator, glazed door to Veranda.

COVERED BALCONY

12' 2" x 2' 11" (3.71m x 0.89m) Overlooks or Walpole Bay and the bowling green, double glazed full length window, perfect sitting space or additional storage.

KITCHEN

10' 3" x 7' 10" (3.12m x 2.39m) Measurements include a range of fitted base units with space for washing machine, space for freestanding gas cooker, space for fridge freezer, work surface over inset with a stainless steel sink, tile splashback, wall mounted gas boiler for central heating and domestic hot water, range of coordinating wall units over, double glazed window.

BEDROOM

13' 10" x 10' 9" (4.22m x 3.28m) Double glazed window, double radiator, built-in double wardrobe with hanging rail and storage shelf.

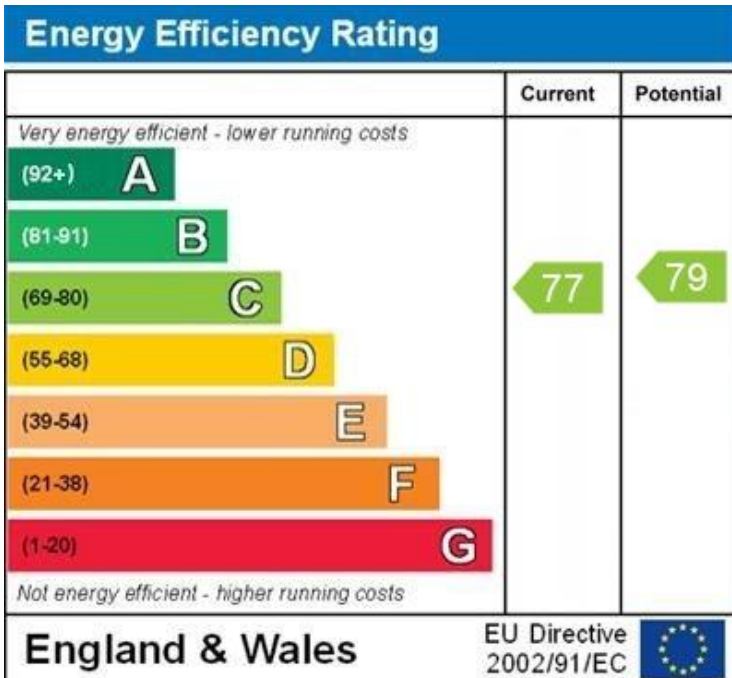
BEDROOM

8' 8" x 8' 7" (2.64m x 2.62m) Internal window to Veranda, double radiator, built in storage cupboard.

BATHROOM

Bathroom suite comprising of low-level WC and vanity wash hand basin combination with an inset sink and mixer tap, ceramic tile splashback, panelled bath, with mixer taps over, thermostat controlled shower fitment over, attractive tiling, double glazed window, double radiator.





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SERVICE CHARGE

118 years remaining

Service Charge £108.06 monthly, or
£1296.72 PA

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

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.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

