



Thomas
jackson
ESTATE AGENTS



7 Lancaster Close

Ramsgate, CT12 6PD

- Cash Buyers Only
- New 125 Year Lease
- One Double Bedroom
- First Floor
- Chain Free
- Double Bedroom
- Gas Central Heating
- Double Glazing

£80,000

EPC Rating '77'





Property Description

THE PROPERTY

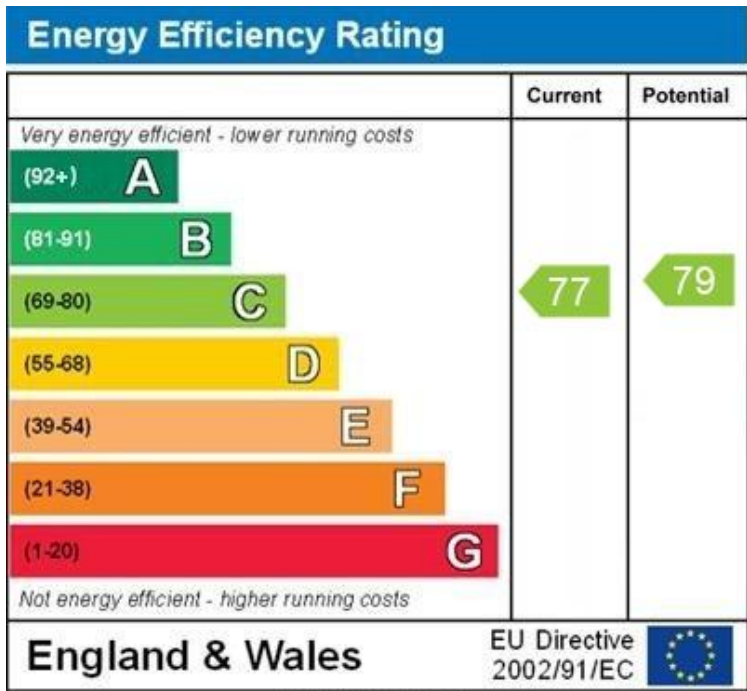
Located in Ramsgate this one bedroom flat is a must see for any investor! Situated on the first floor over looking communal front gardens it offers spacious accommodation and boasts double glazing and gas central heating. The property comes with a new lease of 125 years, is chain free and is available for cash buyers only. Viewings highly advised!

ENTRANCE HALLWAY

Entrance is by double glazed entrance door into entrance hallway, access to loft space, radiator, built-in cupboard housing fuse boards and gas meter, door to additional storage cupboard, door to:-

RECEPTION ROOM

17' 5" x 13' 11" (5.31m x 4.24m) Maximum, reducing to 9'2" two double glazed windows, two double radiators, telephone point.



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BEDROOM

14' 4" x 8' 2" (4.37m x 2.49m) Reducing to 6'2" double glazed window to front, double radiator.

BATHROOM

Bathroom suite comprises of a panel bath, wall mounted wash basin, low-level WC, tiled splashback, extractor fan, door to airing cupboard which also houses wall mounted gas boiler.

KITCHEN

9' 1" x 5' 7" (2.77m x 1.7m) Measurements include a range of fitted base units with space for freestanding gas or electric cooker, space for washing machine, space for fridge freezer, work surface over insert with a stainless steel sink, tile splashback, wall mounted units, double glazed window to front.

SERVICE CHARGE

New 125 year lease
Service charge- £1956.01 pa
Ground Rent- Peppercorn

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.

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

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band A

Council Tax Cost (PA) £1,610.30



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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 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

