



Thomas
jackson
ESTATE AGENTS



Canterbury Road

Margate, CT9 5NB

- Superb Garden Flat / 980 Years Remain On The Lease
- Two Double Bedrooms, Both With Built In Wardrobes
- Spacious Contemporary Family Bathroom
- Open Plan Reception Room & Kitchen
- Kitchen With Built In Appliances
- Allocated Parking Space
- Be on the beach in minutes
- Close To Train Station & Superb Local Facilities

£200,000

EPC Rating '65'





Property Description

THE PROPERTY

Welcome to a rare find in the heart of Margate! This stunning ground floor apartment offers an exceptional lifestyle, boasting the highly unusual and coveted feature of its very own private garden, a true rarity within the block. Internally, the accommodation is beautifully presented and spacious, comprising two comfortable double bedrooms, both with built in wardrobes, an inviting open-plan reception room perfect for modern living, and a well-equipped fitted kitchen complete with integrated appliances. Further benefits include electric heating, an allocated parking space, and the fantastic location, placing you within easy reach of Margate's vibrant centre and, of course, the beautiful sandy beaches, located just at the end of the road.

COMMUNAL ENTRANCE

Entryphone system, door to Communal hallway.



OPEN PLAN RECEPTION ROOM & KITCHEN

19' 2" x 12' 10" (5.84m x 3.91m) Measurements include a well planned range of fitted base units with an integrated washing machine, fridge and freezer, slimline dishwasher and an electric fan oven. Worksurface over inset with a four burner halogen hob and a stainless steel sink with mixer tap and single drainer, attractive Metro style tiling with range of fitted wall cabinets over, integrated filter hood, under unit lighting, wall mounted electric radiator, double glazed panel door opens to the garden.

BEDROOM ONE

12' 8" x 11' 8" (3.86m x 3.56m) Measurements include two double wardrobes, two double glazed sash windows overlook the rear garden, electric wall mounted radiator.

BEDROOM TWO

12' 8" x 9' 3" (3.86m x 2.82m) Measurements include a double wardrobe, double glazed sash window overlook courtyard, wall mounted electric radiator.

FAMILY BATHROOM

Bathroom suite comprises of panel bath for twin grips, mixer tap and shower fitment over, bifold shower screen, pedestal wash basin, low-level WC, attractive tiled splashback and flooring, shaver point, extractor fan, heated towel rail.



COURTYARD

Unusually for a property in this development there is a private, paved courtyard accessed via the reception room.

MEASUREMENTS

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 firm's 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.

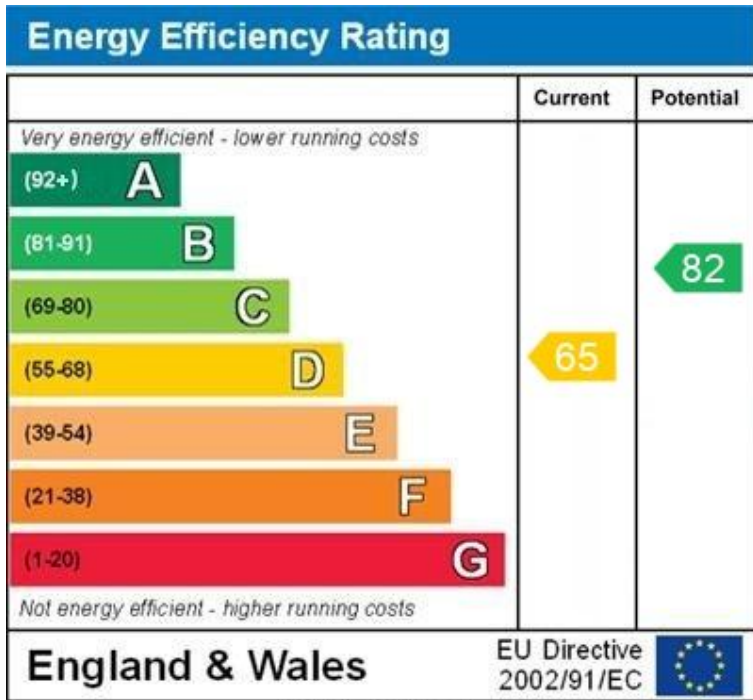
COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band C
Council Tax Cost (PA) £2,084.66

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be





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required by law to carry out anti money laundering checks prior to instructing Solicitors

SERVICE CHARGE

We understand that there are 980 years remaining on the lease

Service charge payable is £203.61 PCM

Ground rent is £250.00 PA



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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

