



Thomas
jackson
ESTATE AGENTS



10 Airedale Close

Margate, CT9 2SZ

- Purpose Built Flat
- One Double Bedroom
- Gas Central Heating
- New 125 Year Lease
- Double Glazing
- Chain Free
- Ground Floor
- Communal Gardens

£90,000

EPC Rating '69'





Property Description

THE PROPERTY

This purpose-built ground floor flat, offered with a brand new 125-year lease, presents an excellent opportunity for a first-time buyer. Boasting well-maintained communal gardens, it provides a pleasant outdoor space. While the property requires internal decoration to personalize it to your taste, the layout offers a practical living space. Equipped with gas central heating, it provides an economical heating solution. This flat is a fantastic entry point onto the property ladder, combining affordability with the security of a long lease and the convenience of ground-floor living.

COMMUNAL ENTRANCE

Entry to communal entrance.

ENTRANCE HALLWAY

Double glazed entrance door into entrance hallway, coved ceiling, wall mounted gas boiler, thermostat, airing cupboard houses a wall mounted gas boiler, double radiator, intercom telecom telephone, doors to:-



SITTING ROOM

12' 11" x 12' 2 " (3.94m x 3.71m) Three double glazed windows, double radiator, TV point.

BEDROOM

11' 1" x 10' 6" (3.38m x 3.2m) Picture rail, double glazed window, double radiator, door to wardrobe.

BATHROOM

Suite comprises of a panelled bath with twin grips, electric shower over, pedestal wash basin, low-level WC, double glazed window, extractor fan, radiator

KITCHEN

9' 8" x 9' 4" (2.95m x 2.84m) Measurements include a range of fitted base units fridge freezer, washing machine, freestanding electric cooker, works surface over inset with a stainless steel sink, tile splashback, wall mounted cupboards, double glazed window, extractor fan, door to larder cupboard

COMMUNAL GARDENS

Lawned gardens to the rear.

SERVICE CHARGE

New lease to be created for a period of 125 years

Service charge £1,452.39 PA

Ground rent - Peppercorn

ANTI MONEY LAUNDERING

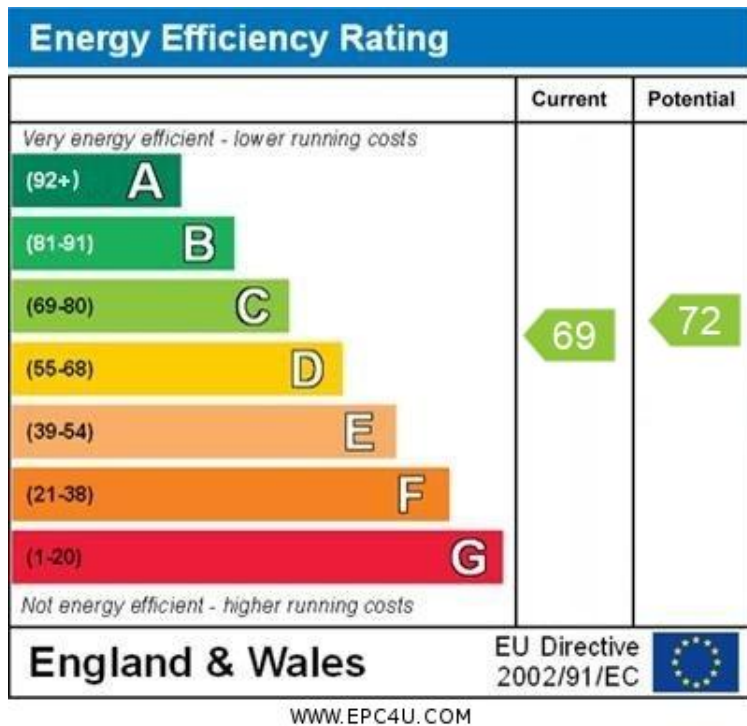
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,563.50



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.



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