



Thomas  
jackson  
ESTATE AGENTS



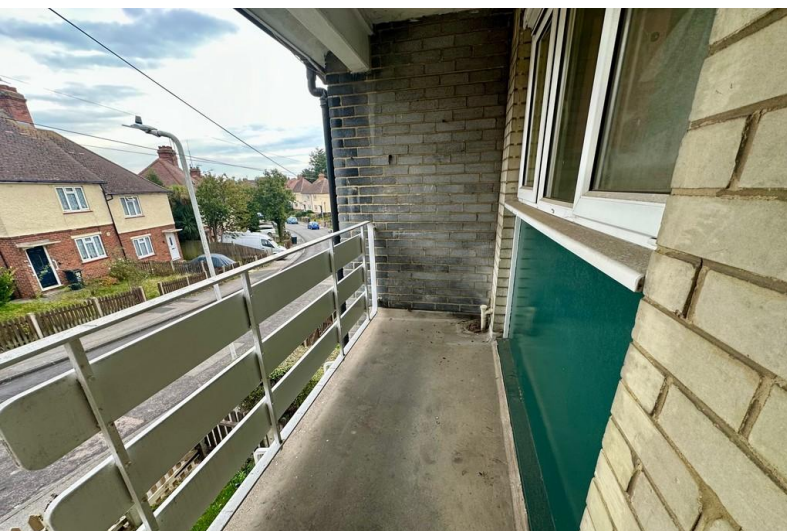
**114 Coleman Crescent**

Ramsgate, CT12 6AE

- First Floor Purpose Built Flat
- One Double Bedroom
- Level Access
- Communal Gardens & Drying area
- Gas Central Heating & Double Glazing
- Chain Free, New 125 Year Lease
- Perfect First Time Buy
- Central Location

**£95,000**

EPC Rating '69'





## Property Description

### THE PROPERTY

This one-bedroom first floor flat offers convenient living with a focus on accessibility. Benefiting from gas central heating and double glazing throughout, the property ensures comfort and even a balcony. Designed with disabled access in mind, this flat provides ease of movement and independent living. Its prime location puts you within easy reach of local shops and transport links, making daily errands and commuting a breeze. This property is an ideal opportunity for first-time buyers, downsizers, or those seeking accessible accommodation. Offered chain free with a new 125 year lease.

### ENTRANCE HALLWAY

Double glazed entry door into entry hallway, door to airing cupboard which also houses of wall mounted gas boiler, door to meter cupboard, double radiator, doors opening to:-



### **SITTING ROOM**

16' 1" x 9' 7" (4.9m x 2.92m) Picture rail, double glazed window to front, double radiator, telephone point, door to balcony

### **BALCONY**

A covered balcony access from the sitting room, perfect for a morning coffee.

### **BATHROOM**

Bathroom suite comprises of low-level WC and pedestal wash basin wet shower area with a wall mounted electric shower, ceramic tile splashback, double glazed window, double radiator, extractor fan.



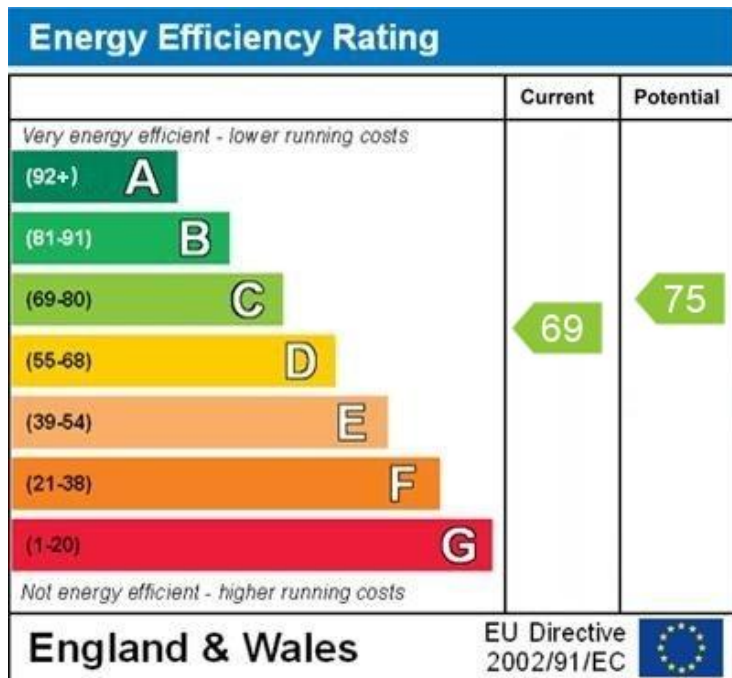
### **BEDROOM**

12' 7" x 8' 11" (3.84m x 2.72m) Maximum measurements, double glazed window, radiator, picture rail, doors to double built in wardrobe.

### **KITCHEN**

9' 3" x 7' 3" (2.82m x 2.21m) Measurements include a range of fitted base units with space for gas or electric freestanding cooker, washing machine, fridge freezer, works surface over inset with a stainless steel sink, tiled splashback, range of matching wall units, double glazed window to front, double radiator, access to loft space.





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## 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.

## COUNCIL TAX

Local Authority Thanet District Council  
Council Tax Band A  
Council Tax Cost (PA) £1,610.30

## SERVICE CHARGE

New lease of 125 years to be created  
£874.67 Service Charge 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



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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

