



Thomas
jackson
ESTATE AGENTS



2B Codrington Road

Ramsgate, CT11 9SP

- Substantial Upper Maisonette
- Three Bedrooms
- Open Plan Kitchen Diner
- Bathroom and Shower Room
- Feels Like A House
- Garden
- Popular Location

£220,000

EPC Rating '62'





Property Description

DRAFT DETAILS

Awaiting vendors approval.

ENTRANCE

Via double glazed door into:

LOBBY

Door to:

ENTRANCE HALL

Double glazed entrance door to lobby, door to hallway, stairs to first floor, opening into the:-

KITCHEN DINER

16' 08" x 12' 07" (5.08m x 3.84m) Maximum measurements including fitted base units, space for a slimline dishwasher, space for fridge freezer, worksurface inset with a gas hob and stainless steel sink with mixer tap, coordinating wall cupboards over, wall mounted gas boiler, chimney style filter hood, radiator, door to lobby, door to utility room.



UTILITY ROOM

Plumbing for washing machine, space for condenser drier.

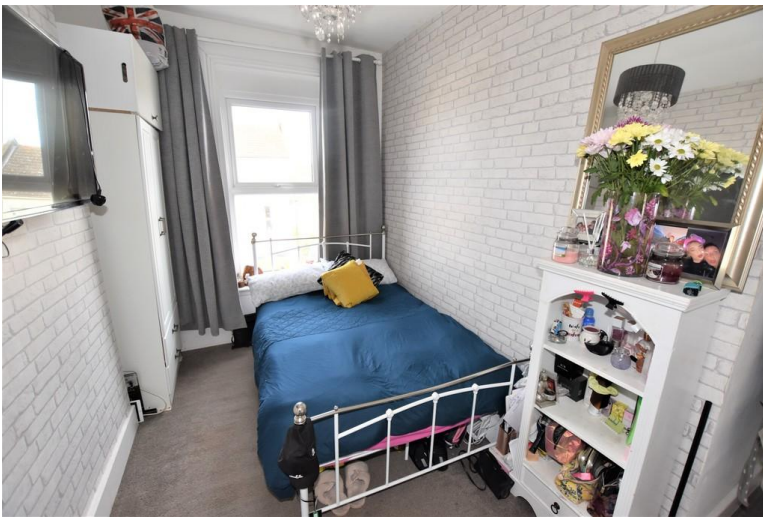
LOBBY

Double glazed door to the garden, door to:-

BATHROOM

Panel bath with shower attachment, vanity wash hand basin with mixer tap, low level WC, tiled splashbacks, double glazed window, extractor fan, heated towel rail.

STAIRS TO:-



LANDING

Double glazed window, radiator, doors to:-

BEDROOM

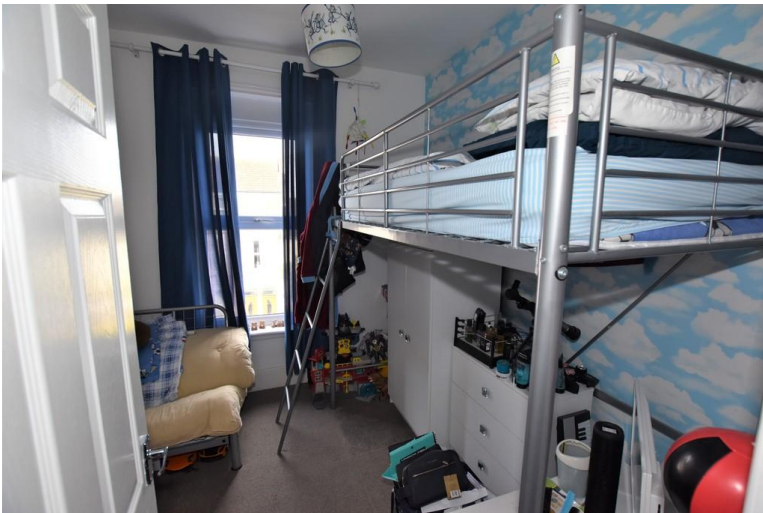
12' 09" x 10' 10" (3.89m x 3.3m) Double glazed window, radiator, TV point.

BEDROOM

11' 11" x 7' 0" plus door well (3.63m x 2.13m) Access to loft, radiator, TV point, Double glazed window.

BEDROOM

8' 11" x 8' 03" (2.72m x 2.51m) Double glazed window, radiator.



SHOWER ROOM

Comprising shower enclosure with fitted thermostatic shower fitment, vanity wash basin, low level WC, extractor fan.

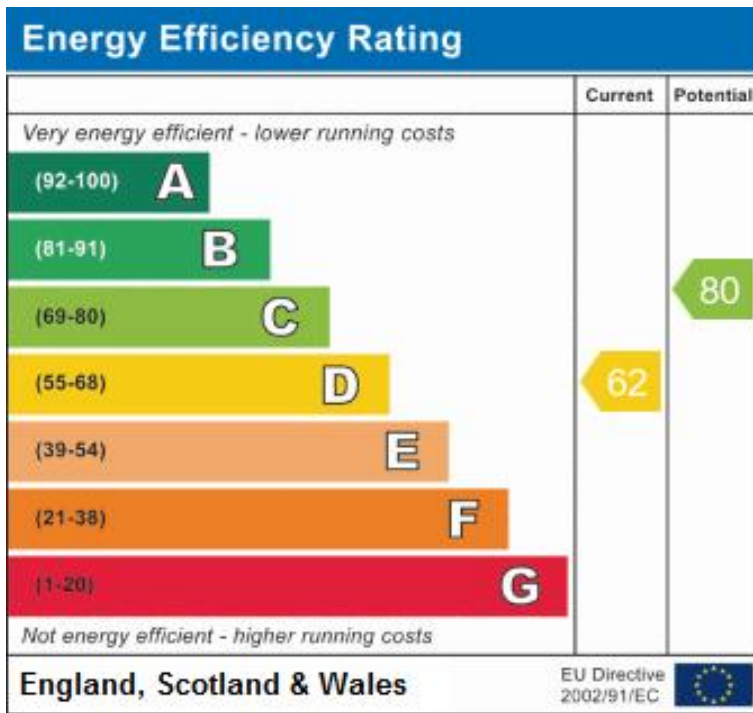
MEASUREMENTS

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.

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.

The mention of any appliances and/or services within these





particulars does not imply they are in full or efficient working order.

LEASE DETAILS

We are advised that there are 117 years remaining of the 125 year lease.

Service charge is twice yearly payments of £185.00

Ground rent is twice yearly payments of £75.00

PERSONAL INTEREST

Under the Estate agents act of 1972, we advise that the property is owned by a relative of a Thomas Jackson employee.



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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

