



- Newly Redecorated
- New Kitchen And Carpets
- First Floor Mezzanine
- Perfect Holiday Home

Flat 7 , 26 Gordon Road, Cliftonville, Margate, CT9 2DN

£159,995

VIRTUAL TOUR AVAILABLE*PERFECT HOLIDAY HOME* Thomas Jackson are delighted to offer this one bedroom conversion flat situated in one of the well regarded areas of Cliftonville. Set to the rear of the building on the mezzanine / first floor. The building has impressive communal areas that lead to your own entrance hallway with Entryphone system. Comprising entrance hallway, sitting room opens through an archway to a newly fitted kitchen with integrated oven, hob and filter hood, a double bedroom, bathroom and a separate WC. The property boasts electric heating as well as double glazing, a share of the Freehold and new carpeting/redecoration throughout, also



Property Description

DESCRIPTION

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COMMUNAL ENTRANCE

Entryphone system, refurbished communal areas, stairs and door to:-

HALLWAY

Entryphone system, access to loft, electric radiator, door to airing cupboard which houses a pre lagged hot water tank, doors to:-

SITTING ROOM

16' 0" x 10' 07" (4.88m x 3.23m) Coved ceiling, two double glazed windows, one of which offers distant sea views, electric radiator, Telephone point, TV point, archway leads to:-

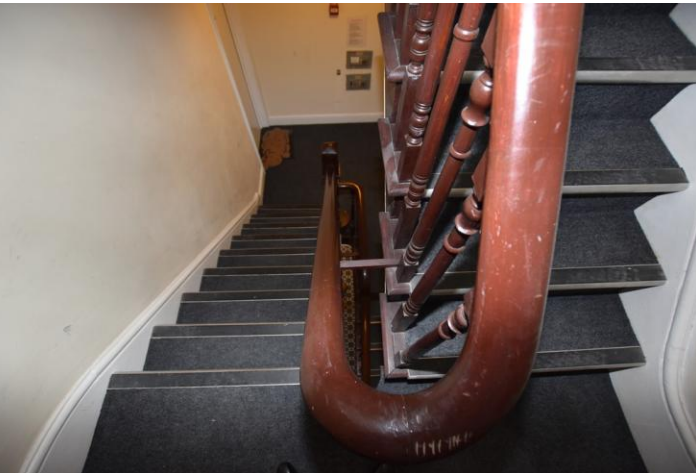
KITCHEN

10' 06" x 6' 05" (3.2m x 1.96m) Measurement include a range of newly fitted base units with electric oven, space for washing machine, roll edge work surface inset with a stainless steel sink with mixer taps, inset 4 burner hob, stainless steel splashback, matching upstands, wall cupboards, filter hood, double glazed window.

BEDROOM

12' 02" x 10' 07" (3.71m x 3.23m) Coved ceiling, electric radiator, double glazed window.





BATHROOM

panel bath with mixer taps, pedestal wash hand basin, double glazed window, heated towel rail.

WC

Low level WC, double glazed window.

LEASE DETAILS

We understand there are over 900 years remaining on the lease, there is also a share of the Freehold.

Service charge last year was £1,500 although this is likely to reduce as the block is now managed by the residents.

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.

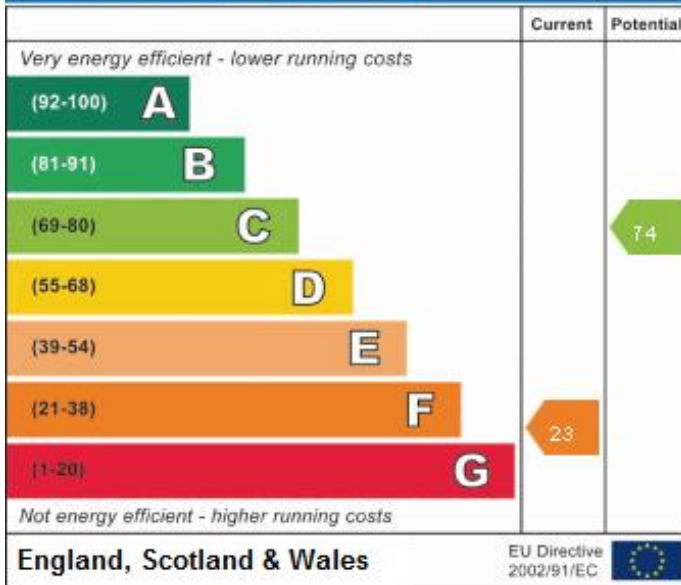
COUNCIL TAX

Council Tax Band - A

Council Tax Cost (£PA) £1,353.72

Local Authority-Thanet District Council

Energy Efficiency Rating



rightmove 

Zoopla



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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

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ESTATE AGENTS

