



Flat 4, 6 Fulsam Place, Margate, CT9 5QG

£130,000

- Ground Floor Garden Flat
- Purpose Built
- Parking
- Chain Free

PURPOSE BUILT GARDEN FLAT A lovely ground floor purpose built flat with its own private garden as well as parking. Situated close to Margate train station, the beach and seafront as well as old own Margate which offers a wealth of cafés, restaurants, and wine bars. Comprising entrance hallway, sitting room, kitchen, bathroom as well as a double bedroom. The property also offers gas central heating as well as double glazing and is available chain free .



Property Description

THE PROPERTY

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ENTRANCE HALLWAY

Double glazed entry door leads to hallway, coved ceiling, built in shelved cupboard, laminate flooring, door to boiler cupboard which houses a wall mounted gas boiler and additional shelving, doors to:-

SITTING ROOM

13' 11" x 11' 05" (4.24m x 3.48m) Coved ceiling, double glazed sliding patio doors to the garden, laminate flooring, radiator.

KITCHEN

6' 10" x 7' 04" (2.08m x 2.24m) Measurements to include a range of fitted base units, space for washing machine, integrated electric cooker, space for fridge freezer, rolltop worksurface inset with stainless steel sink and a mixer tap plus a four burner gas hob, ceramic tiled splashback's matching wall cupboards over, laminate flooring double glazed window to front.

BATHROOM WC

Bathroom suite comprising low level WC, pedestal wash basin and panel bath with mixer taps and shower attachment, ceramic tiled flooring extractor fan heated towel rail.

BEDROOM

9' 10" x 13' 10" (3m x 4.22m) into doorway, double glazed window, radiator, laminate flooring, built-in wardrobe with mirrored sliding doors.

GARDEN

Accessed from the sitting room, paved patio, planted borders, laid to lawn.

LEASE DETAILS

Date : 14 January 1993

Term : 99 years from 24 June 1990 (Approx 66 years remaining)

Ground Rent : £50 rising to £125



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

Thanet District Council

£1,353.72 PA

Band - A

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

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 and 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

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