



Thomas
jackson
ESTATE AGENTS



FLAT 4, 77 CORNWALL GARDENS, CLIFTONVILLE,
MARGATE, CT9 2JE £165,000





THE PROPERTY A very unusual end of terrace bungalow, set to the rear of the property fronting Cornwall Gardens. The title of the property is leasehold. The property is now offered for sale with vacant possession and is ideally situated to the cliff tops of Palm Bay, the very popular Northdown Road with its restaurants, bars and Café society as well As both Dane and Northdown parks. Shopping facilities are just across the road with a Tesco metro. The property comprises entrance hallway, open plan reception room and kitchen with integrated appliances, two double bedrooms, one having an ensuite shower room and WC but both having built in wardrobes plus the family bathroom with a jacuzzi bath. The property boasts gas central heating as well as double glazing.



ENTRANCE HALLWAY Entrance is via a double glazed entrance door, access to loft, laminate flooring, radiator beneath decorative cover, door to storage cupboard, doors to:-

OPEN PLAN RECEPTION ROOM / KITCHEN 23' 07" x 10' 01" (7.19m x 3.07m) Maximum measurements and include a range of fitted base units with an integrated washing machine, dishwasher, fridge freezer as well as an electric oven, work surface over inset with a stainless steel gas hob and sink, tiled splashbacks. range of matching wall units, double glazed window, TV point, two radiators, additional double glazed window, Laminate and tiled flooring.



BATHROOM Suite comprises of a jacuzzi bath with mixer taps, wash hand basin and a low level WC, extractor fan, tiled splash backs, electric shaver point, double glazed window, tiled flooring, heated towel rail.

BEDROOM ONE 11' 0" x 10' 01" (3.35m x 3.07m) Access to loft, two double glazed windows, radiator, laminate flooring. double doors to built in wardrobe, door to:-

EN SUITE SHOWER ROOM WC Suite comprises glass and tiled shower enclosure fitted with an electric shower, wash hand basin and low level WC, extractor fan, heated towel rail.



BEDROOM TWO 15' 07" x 8' 11" (4.75m x 2.72m) Access to loft, two double glazed windows, radiator, laminate flooring, built in double wardrobe.

LEASE DETAILS We are advised -

Lease remaining - 118 years
service charge - £1,750 Per Annum
Ground rent - £150 Per Annum

COUNCIL TAX Thanet District Council
Band - B
£1,579:38 payable 2022-2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

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