



- Ground Floor Garden Flat
- Double Bedroom
- Gas Central Heating
- Close To Shops And Transport

27 Newlands Road, Ramsgate, CT12 6RG

Offers In Excess Of £125,000

GARDEN FLAT, NEW LEASE, CHAIN FREE A lovely ground floor, purpose built garden flat situated in a tucked away location yet close to plenty of local amenities. Ramsgate train station is within a short walk as are other transport links and local shops. Comprising of entrance hallway, sitting room that opens onto the garden, double bedroom with built in wardrobe, wet room and WC and a well planned kitchen. To the rear is a paved area that is private to the flat itself. Boasting gas central heating, double glazing and a new lease this will not be available for long.



Property Description

THE PROPERTY

A lovely ground floor, purpose built garden flat situated in a tucked away location yet close to plenty of local amenities. Ramsgate train station is within a short walk as are other transport links and local shops. Comprising of entrance hallway, sitting room that opens onto the garden, double bedroom with built in wardrobe, wet room and WC and a well planned kitchen. To the rear is a paved area that is private to the flat itself. Boasting gas central heating, double glazing and a new lease this will not be available for long.

ENTRANCE HALLWAY

SITTING ROOM

13' 5" x 11' 05" (4.09m x 3.48m)

BEDROOM

10' 11" x 9' 5" (3.33m x 2.87m)

KITCHEN

11' 5" x 4' 07" (3.48m x 1.4m)

WET ROOM

REAR GARDEN

LEASE DETAILS

We are advised that there will be a new lease for a term of 125 years

Service charge and ground rent to be confirmed

COUNCIL TAX

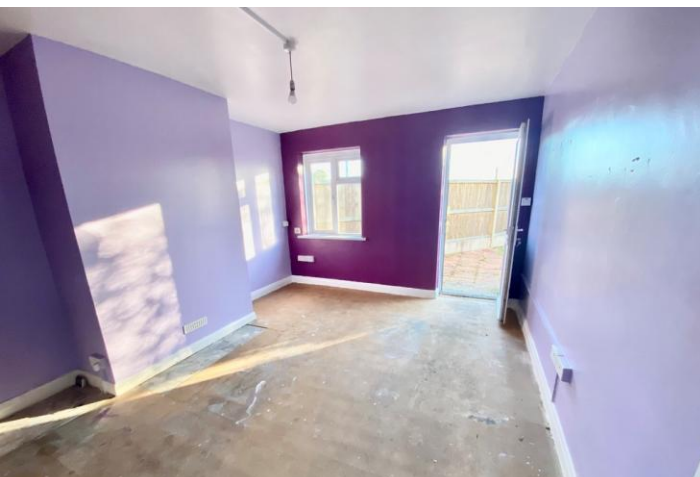
Council Tax Band - A

Council Tax Cost (PA) £1,400

Local Authority - Thanet District Council

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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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

