

18 Lyngate Court, Princess Margaret Avenue, Margate, CT9 3EH

£225,000

- First Floor Balcony Flat
- Chain Free
- Two bedrooms
- Immaculate communal areas
- Share of Freehold
- Reasonable service charge
- Short walk to the beach

SHARE OF FREEHOLD, GARAGE EN BLOCK AND CHAIN FREE. Situated on the ever popular Palm Bay Estate in Cliftonville we offer for sale this lovely first floor purpose built balcony flat. Available now as a chain free purchase this would make the perfect lock up and leave holiday home, investment or first time buy. Presented with tasteful decoration throughout the property comprises immaculate communal areas accessed via Entryphone system, stairs to first floor floor, inner hallway, large open plan kitchen diner, sitting room with balcony (distant sea views), two bedrooms and the family bathroom. Boasting double glazing, electric heating, garage and beautiful communal gardens. Call Thomas Jackson on 01843 221000 for an appointment to view.



Property Description

THE PROPERTY

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COMMUNAL ENTRANCE

Entry phone system, stairs to first floor landing, door to:-

INNER HALLWAY

Access to loft, coved ceiling, electric panel heater, boiler cupboard, doors to:-

SITTING ROOM

17' 06" x 12' 11" (5.33m x 3.94m) Coved ceiling, TV point, double glazed window, double glazed sliding patio doors open onto the balcony where there are sea views to the bottom of the road, electric heater.

KITCHEN / DINER

12' 11" x 11' 11" (3.94m x 3.63m) Measurements include a range of fitted base units, space for washing machine, under counter fridge, electric oven, roll edge work surface inset with stainless steel sink and drainer with a mixer tap over, electric hob, tiled splash backs, double glazed window, chimney style filter hood, electric heater.

BEDROOM ONE

12' 11" x 10' 10" (3.94m x 3.3m) Coved ceiling, double glazed window, electric heater.





BEDROOM TWO

9' 10" x 7' 01" (3m x 2.16m) Coved ceiling, double glazed window.

BATHROOM

Panel bath with electric shower over, low level WC, pedestal wash basin, tiled splash backs, shaver point, double glazed window, coved ceiling.

COMMUNAL GARDENS

Well presented gardens laid to lawn and mature shrubs.

GARAGE

Up and over door.

LEASE DETAILS

There are 954 years remaining on the lease

Service charge £1,200 PA

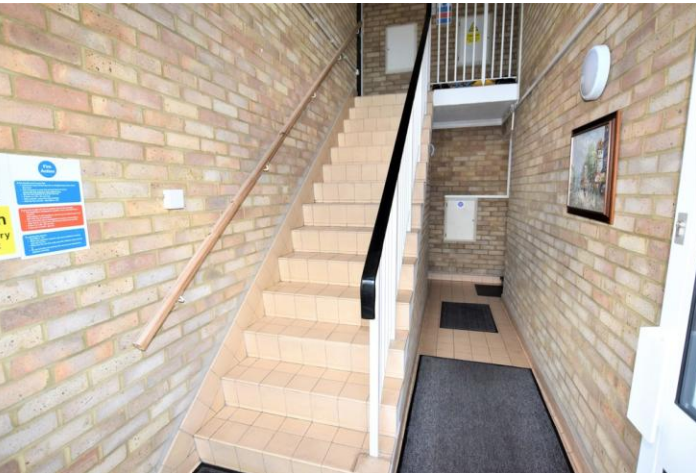
Ground rent TBA

COUNCIL TAX

Council Tax Band - B

Council Tax Cost (£PA) £1,657.88

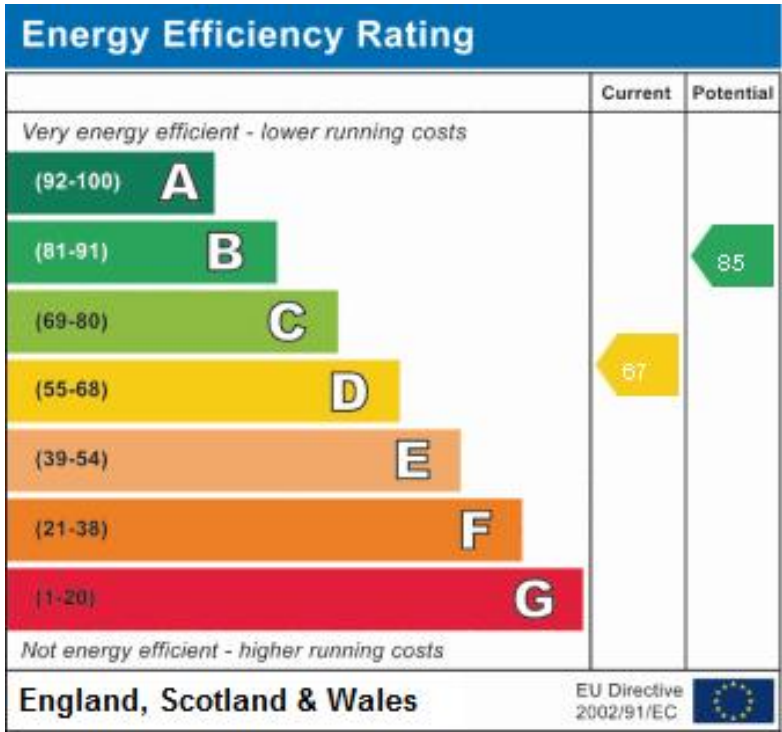
Local Authority Thanet District Council



AGENTS NOTES

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





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The Property Ombudsman

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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

Thomas
jackson
ESTATE AGENTS

