



Thomas  
jackson  
ESTATE AGENTS



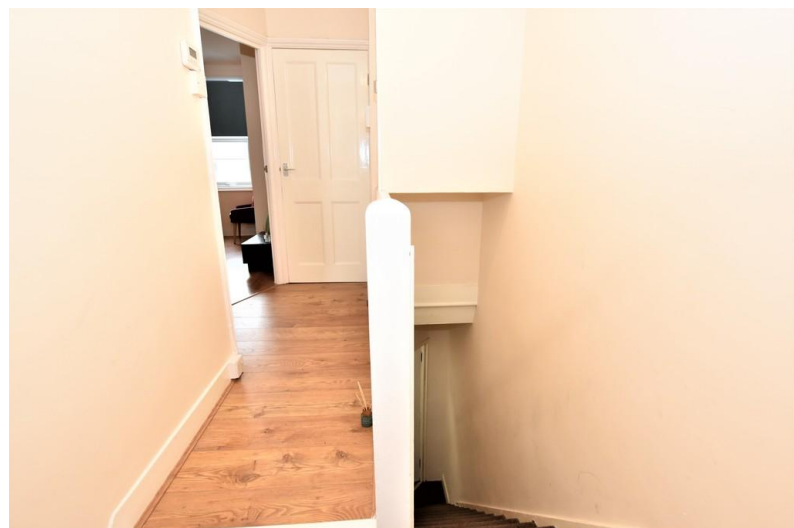
36 Fitzroy Avenue

Margate, CT9 2TY

- Top Floor Flat
- Large Double Bedroom
- Kitchen Diner
- Contemporary Decoration

**Offers In Excess Of £125,000**

EPC Rating '68'





## Property Description

### THE PROPERTY

\*LIFE AT THE TOP, FIRST FLOOR SPACIOUS ONE BEDROOM FLAT, PLENTY OF FACILITIES NEAR BY, TASTEFUL DECORATION THROUGHOUT\* A super one bedroom top floor flat situated close to a parade of shops as well as Northdown and Dane parks. The property would make a perfect investment or the ideal lock up and leave. A well presented communal entrance and stairs lead up to the first floor. A spacious landing with storage cupboard gives access to the sitting room, double bedroom, kitchen diner as well as the shower room and WC. The property boasts gas central heating, double glazing as well as well presented and decoration. Call Thomas Jackson on 01843 221000 for an appointment to view.

### COMMUNAL ENTRANCE

Entrance door, stairs to first floor, and door to:-

### ENTRANCE HALLWAY

Access to the loft, door to storage cupboard, laminate flooring, doors to:-



#### **SITTING ROOM**

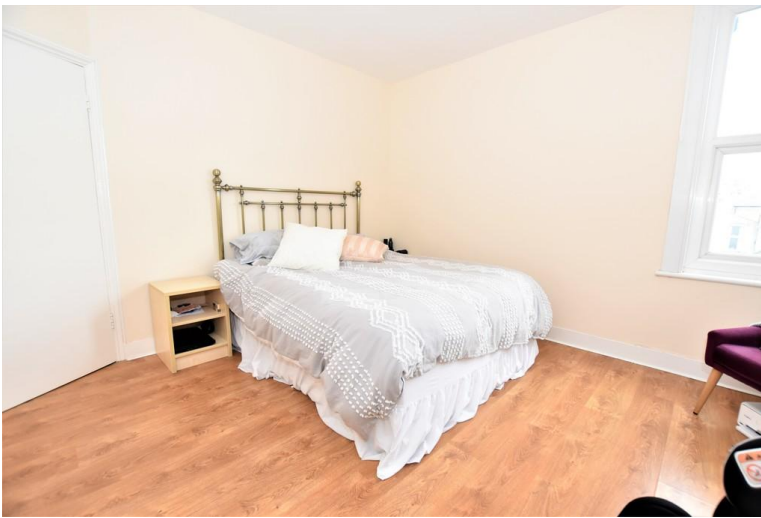
13' 05" x 11' 09" (4.09m x 3.58m) Two double glazed windows to the front, radiator, TV point, laminate flooring.

#### **BEDROOM**

13' 04" x 11' 05" (4.06m x 3.48m) Double glazed window, radiator, laminate flooring, door to built in cupboard.

#### **KITCHEN DINER**

13' 08" x 9' 08" (4.17m x 2.95m) Measurements include a range of contemporary fitted units, fitted electric oven, space for washing machine, space for fridge freezer, work surface inset with a stainless steel sink and drainer and a four burner gas hob, wall mounted boiler, double glazed window, radiator.



#### **SHOWER ROOM**

Low level WC, wash hand basin, shower enclosure fitted with a electric shower, ceramic tiling, double glazed window, radiator.

#### **AGENTS NOTES**

All measurements are for general 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 effort.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any 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. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.



#### **LEASE DETAILS**

The lease has 152 years remaining

Service charge £1082 Per annum

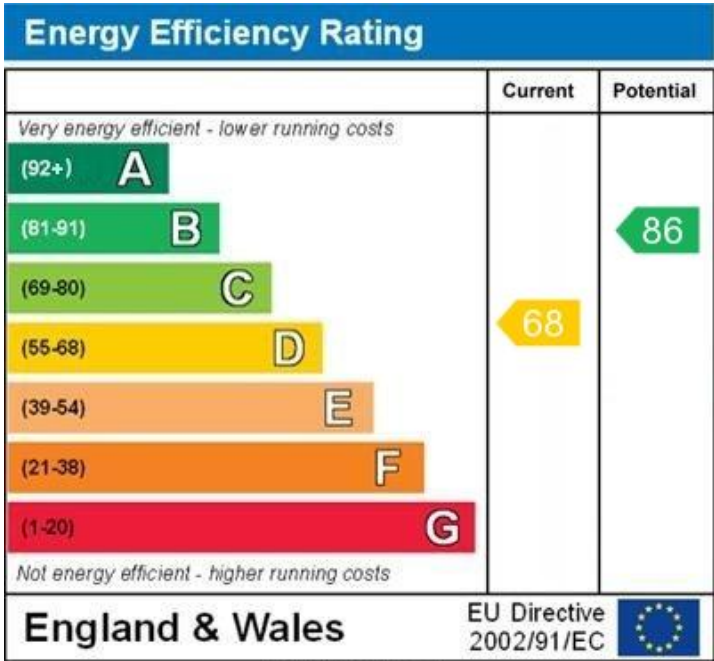
Ground rent £150 PA

New roof replacement 2020 plus Loft reinsulated

New Boiler 2019

#### **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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**COUNCIL TAX**

Thanet District Council

Band A

£1,421.04 PA



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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

