



Thomas  
jackson  
ESTATE AGENTS



## Fort Paragon

Margate, CT9 1JB

- Chain Free
- Imposing Grade II Property
- Three Bedrooms
- Sea Views

**£280,000**

EPC Rating '74'







## Property Description

### THE PROPERTY

A substantial first floor apartment set in this imposing Grade II character building. There are sea views over the North sea with distant views across the bay to Reculver towers, the ideal setting to watch the sun set after a long hot day on the beach. Access to the beach, Margate old town as well as Northdown Roads cafes, restaurants and bars are all within walking distance. Accommodation comprises of communal entrance and staircase, door to private hallway, reception room, kitchen, bathroom and three bedrooms. There is gas central heating and the property is now available chain free.

### COMMUNAL ENTRANCE

### ENTRANCE HALLWAY

### SITTING ROOM

14' 4" x 12' 0" (4.37m x 3.66m)

**KITCHEN**

9' 8" x 6' 3" (2.95m x 1.91m)

**BEDROOM ONE**

12' 0" x 14' 4" (3.66m x 4.37m)

**BEDROOM TWO**

10' 6" x 6' 11" (3.2m x 2.11m)

**BEDROOM THREE**

13' 11" x 6' 8" (4.24m x 2.03m)

**BATHROOM****LEASE DETAILS**

We are advised -

Leasehold with 113 years to remain

Service charge is £1,700 PA

ground rent £230.00 PA

The lease allows Air B&B

**COUNCIL TAX**

Council Tax Cost (£PA) £1,657.88

Band B

Thanet District Council

**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.

**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 firms 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.





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