



Thomas  
jackson  
ESTATE AGENTS



## The Grove

Westgate-on-Sea, CT8 8BE

- Top Floor Apartment
- Chain Free
- Open plan lounge/diner
- Fitted kitchen with electric oven and hob

**£89,995**

EPC Rating '79'







## Property Description

### DESCRIPTION

Well-presented one-bedroom top floor apartment situated in this popular development in Westgate. Read Court was built in 2005 and comprises 35 self-contained apartments plus additional features to include: communal lounge, laundry room, lift, communal gardens, guest room (chargeable), parking on a first come first serve basis and so much more! The one-bedroom apartment offers modern accommodation comprising a spacious lounge/diner leading to the fitted kitchen with oven, hob and extractor, there is a generous double bedroom with a large built-in wardrobe and a modern wet room. Feature features include double glazing, long lease, careline facility, electric heating, large boiler cupboard and a in house manager. Keys held for immediate viewings. Available to residents over



55.

### HALL

Large built-in cupboard housing the immersion tank and providing ample storage. Meter and consumer unit.

### LOUNGE/DINER

10' 8" x 19' 2" (3.25m x 5.84m) UPVC double glazed window, feature fireplace, electric heater, single glazed doors into the kitchen, carpet flooring.

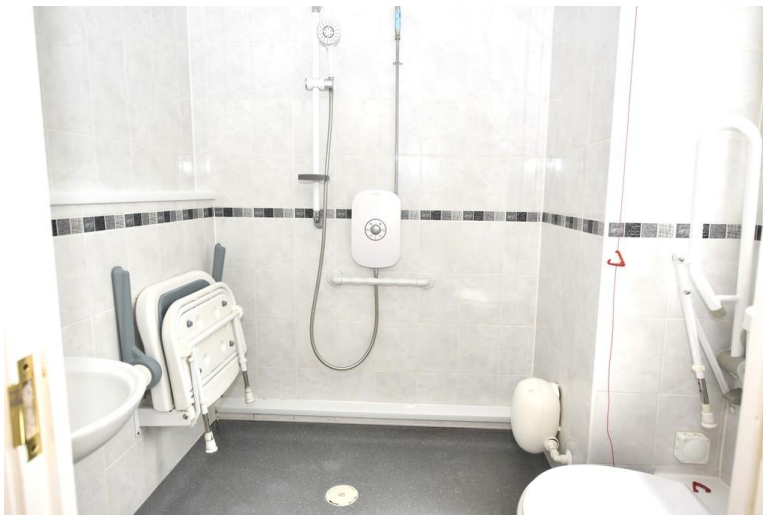


### KITCHEN

7' 7" x 7' 3" (2.31m x 2.21m) UPVC double glazed window, matching fitted base and eye level kitchen units, worktop with a stainless steel sink and mixer tap, tiled splashback, built in electric oven, electric hob, extractor hood, space for a fridge and freezer, vinyl flooring, electric heater.

### DOUBLE BEDROOM

9' 3" x 13' 6" (2.82m x 4.11m) UPVC double glazed window, electric storage heater, built in double wardrobe, carpet flooring.



### WET ROOM

Tiled walls, UPVC double glazed window, wall mounted seat, electric shower, vanity unit with inset basin, non-slip flooring, low level W.C.

### MEASUREMENTS

All measurements are for general guidance purpose only, they are approximate and 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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

### 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

### VALUATION

Family Business, Established since 2007, No tie in period, Competitive commission. High Street Location.

### LEASE DETAILS

We understand there are 106 years remaining on the lease

Service Charge £3478.34 PA

Ground Rent £395 pa

Leasehold

Council Tax Band C



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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

