



Thomas  
jackson  
ESTATE AGENTS



29 NEWLANDS ROAD, RAMSGATE, CT12 6RG

OFFERS OVER £105,000



**THE PROPERTY** \*CHAIN FREE\* BRAND NEW 125 YEAR LEASE\*  
PEFECT BUY TO LET OR FIRST BUY\* A lovely purpose built top  
floor flat. The property is centrally located with good transport  
links and facilities close by. The property has a more rural  
outlook over rooftops and St Lawrence college playing fields.  
Comprising entrance hallway, sitting room, bedroom with built in  
storage, bathroom and WC plus a kitchen. The property boasts  
gas central heating and double glazing.

**ENTRANCE HALLWAY**

**SITTING ROOM** 13' 05" x 11' 04" (4.09m x 3.45m)

**KITCHEN** 11' 04" x 4' 09" (3.45m x 1.45m)

**BEDROOM** 10' 11" x 9' 07" (3.33m x 2.92m)

**BATHROOM**

**LEASE DETAILS** The property will be sold with a new 125 year  
lease

Service charge and ground rent £633.96 PA

Ground rent - Peppercorn

**MEASUREMENTS** 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.

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.

**COUNCIL TAX** Council Tax Band - A

Council Tax Cost (£PA) £1,468.32

Local Authority 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.



