



Thomas
jackson
ESTATE AGENTS



FLAT 5, 9-10 LYNDHURST AVENUE, MARGATE, CT9 2PS
£115,000





DESCRIPTION If you are looking for a project, look no further! We are offering this one bedroom studio apartment located on the first floor of a period building in Cliftonville minutes from Northdown Road. The property requires some T.L.C. however has great potential. The property benefits from a spacious open plan kitchen/lounge/bedroom, separate reception room and a bathroom. Further feature include a balcony to the front, gas central heating and no forward chain. Ideal holiday home, first time buy or investment property. Keys held for immediate viewings.

COMMUNAL STAIRS TO THE FIRST FLOOR

LOUNGE/KITCHEN/BEDROOM 16' 9" x 15' 2" (5.11m x 4.62m) 15'2" INTO THE BAY



RECEPTION ROOM 11' 1" x 8' 5" (3.38m x 2.57m)

BATHROOM

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.



AGENTS NOTES EPC BAND - C

COUNCIL TAX BAND - A

LEASEHOLD

SERVICE CHARGE - The current annual charge is £1400, the vendor believes this will drop once the communal works current in progress are completed.

GROUND RENT - Nil

WE UNDERSTAND THERE ARE 104 YEARS REMAINING ON THE LEASE.



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		