



- New 125 year Lease
- Purpose Built Flat
- First Floor, Chain Free
- Limited Unallocated Parking

3 Mount Zion House, Camden Road, Ramsgate, CT11 8HW

£97,500

SUPER CENTRAL, CHAIN FREE, NEW 125 YEAR LEASE An extremely central position in Ramsgate town. A very short walk to Albion park and the cliff tops or the harbour and parade of local bars, restaurants and cafes. The property itself is purpose built and situated on the first floor. Arranged currently as communal hallway, private entrance hall, sitting room, kitchen, bathroom, bedroom and a good storage cupboard. Boasting electric heating, double glazing and very colourful interior that you can change to suit your own style. Available chain free, we hold keys for internal viewings. There is limited parking available on an unallocated basis.



Property Description

THE PROPERTY

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COMMUNAL ENTRANCE

Security entry fob access

PRIVATE HALLWAY

Stairs to first floor landing

SITTING ROOM

TV point, double glazed window, electric heater.

KITCHEN

Base and wall units, tiling, double glazed window.

BEDROOM

Double Glazed window, electric wall heater.

BATHROOM

Bath, wash basin and low level WC.

COMMUNAL PARKING

There is communal parking available on an unallocated basis.

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 firm's 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.

COUNCIL TAX

Council Tax Cost (£PA) £1,400.34

Thanet District Council

Band A

LEASE DETAILS

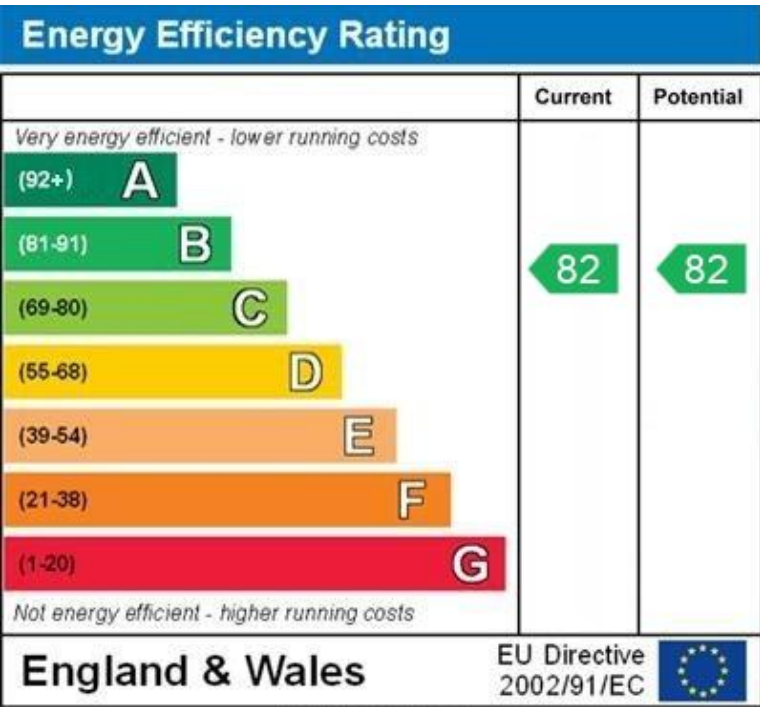
New 125 year lease to be created

Service charge £1,498.06pa

Ground rent Peppercorn

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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 The Property Ombudsman

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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

Thomas
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ESTATE AGENTS

