



- Retire In Style
- One Bedroom Retirement Flat
- Plenty Of Local Facilities
- Chain Free, Electric Heating

Flat 56 Dickens Court, Harold Road, Margate, Kent, CT9 2HN

£75,000

Thomas Jackson are delighted to offer this spacious, second floor retirement apartment in the well regarded Dickens Court at Cliftonville Margate. The block is very well regarded locally and offers independent living with the assurance of emergency assistance. There is a strong community spirit and an active social club and residents lounge. For convenience there is also a laundry, a day manager, well kept maintained gardens, parking is also available on a first come basis and a lift gives access to all floors. The flat itself is arranged as entrance hallway with a walk in storage cupboard, sitting room, kitchen with appliances, double bedroom with built in wardrobes and a modern bathroom. Now available as a chain free purchase. The property is centrally located, close to the cliff tops and plenty of local facilities. The property could be available furnished, part furnished or completely clear.

Property Description

THE PROPERTY

Thomas Jackson are delighted to offer this spacious, second floor retirement apartment in the well regarded Dickens Court at Cliftonville Margate. The block is very well regarded locally and offers independent living with the assurance of emergency assistance. There is a strong community spirit and an active social club and residents lounge. For convenience there is also a laundry, a day manager, well kept maintained gardens, parking is also available on a first come basis and a lift gives access to all floors. The flat itself is arranged as entrance hall way with a walk in storage cupboard, sitting room, kitchen with appliances, double bedroom with built in wardrobes and a modern bathroom. Now available as a chain free purchase. The property is centrally located, close to the cliffs and plenty of local facilities.

RESIDENTS LOUNGE & LAUNDRY ROOM

A very active social group if you wish to participate, residents lounge with communal kitchen and seating. The Laundry room has a number of washing machines and driers, the costs of these is included in the service charge.

GARDENS AND PARKING

Well maintained gardens and unallocated parking available.

ENTRANCE HALLWAY

Door to entrance hallway, coved ceiling, emergency pull cord, door to walk in store cupboard which also houses the electric water heater (we are advised this was replaced a few years ago) doors to:-

SITTING ROOM

19' 01" x 10' 09" (5.82m x 3.28m) Maximum measurements, Coved ceiling, TV point, telephone point, economy 7 heater, stone effect fireplace and electric fire, double glazed window overlooks the rear garden, French doors open to:-

KITCHEN

7' 10" x 7' 7" (2.39m x 2.31m) Unusual shape, including fitted base units, work surface over inset with a sink and drainer, electric oven to tower unit, four burner electric hob, attractive tiling, double glazed window, wall mounted electric fan heater.





BEDROOM

15' 08" x 9' 03" (4.78m x 2.82m) Maximum measurements and including the depth of bi fold mirrored door double wardrobe, coved ceiling, double glazed window, economy 7 heater, TV point, telephone point.

BATHROOM

Suite comprises of panel bath with thermostatic shower fitting over, glass shower screen, low level WC, pedestal wash basin with storage, attractive tiling, wall mounted fan heater, extractor fan.

AGENTS NOTES

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.

LEASE DETAILS

Our Vendor advises-

GROUND RENT £500 per year

ANNUAL SERVICE CHARGE £2100 per year

LENGTH OF LEASE 108 years left

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.


COUNCIL TAX

Tax Band B

Council Tax Cost (£PA) £1,657.88

Local Authority Thanet District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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
jackson
ESTATE AGENTS

