



Thomas
jackson
ESTATE AGENTS



5A Richmond Road

Ramsgate, CT11 9QP

- Ground Floor Apartment
- Central Location
- Open plan lounge/kitchen
- Double bedroom

£150,000

EPC Rating '59'





Property Description

DESCRIPTION

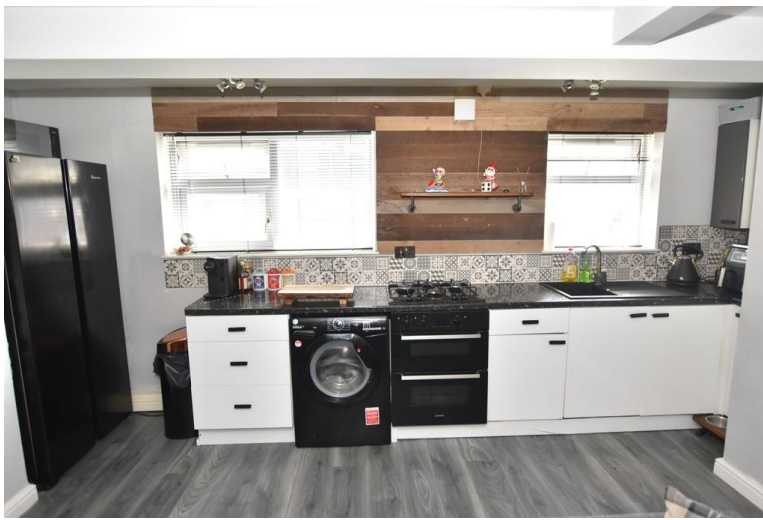
An attractive ground floor apartment located in the centre of Ramsgate close to amenities. The property has its own private entrance and a low maintenance rear garden. The property comprises an entrance hall, double bedroom, bathroom, utility area and a 13ft x 15ft open plan kitchen/lounge. Further features include: modern décor, gas central heating, double glazing and 109 years remaining on the lease. Ideal FTB/Investment property or holiday home by the sea.

ENTRANCE HALL

Double glazed door, radiator, laminate flooring.

BATHROOM

Double glazed window, white suite comprising a panelled bath with mixer tap and shower facility, glass shower screen, low level W.C., vanity unit with inset basin and mixer tap, tiled walls, chrome heated towel rail, vinyl tiled effect flooring.



BEDROOM

10' 11" x 10' 10" (3.33m x 3.3m) Double glazed windows, radiator, carpet flooring.

UTILITY AREA

Double glazed French doors, space for a tumble dryer, laminate flooring.

LOUNGE/KITCHEN

13' 10" x 15' 4" (4.22m x 4.67m) Measurements to include fitted kitchen units incorporating a composite sink with mixer tap, granite effect worksurfaces, tiled splashback, built in oven/grill, gas hob, space for a washing machine, space for a fridge/freezer, wall mounted boiler, double glazed windows, radiator, laminate flooring, under stairs cupboard providing storage and the meters, laminate flooring, wall lights.

GARDEN

Low maintenance decked and artificial garden, timber gate providing pedestrian side access.

AGENTS NOTES

EPC Band - D

Council Tax - A

Leasehold

We understand there are 109 years remaining on the lease £200 per annum for the building insurance.



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.

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		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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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

