



67 Brunswick Street, Ramsgate, Kent, CT11 8QH

£125,000

- Chain Free, Disabled Friendly Apartment
- Permit Parking
- 123 Years Remain On The Lease
- 2 x Private Entrances

A superb disabled friendly ground floor flat set in the heart of Ramsgate town. There are a multitude of facilities on the doorstep as well as close access to the harbour with its vast array of cafes, restaurants, and bars as well as the sandy beaches that the area is renowned for. The property has level access to the front and rear elevations, wider doors frames as well as a bathroom that was formerly a wet room (easy bath removal would revert it back to a wet room) there is a spacious hallway, open plan reception room as well as a spacious kitchen. Tastefully decorated throughout and boasting excellent storage, gas central heating, double glazing, permit parking, 123 years remaining on the lease and very reasonable service charges. Call Thomas Jackson on 01843 221000 for a recommended appointment to

Property Description

THE PROPERTY

A superb disabled friendly ground floor flat, set in the heart of Ramsgate town. There are a multitude of facilities on the doorstep as well as close access to the harbour with its vast array of cafes, restaurants and bars as well as the sandy beaches and blue flag seas that the area is renowned for. The property has level access to the front and rear elevations, wider door frames as well as a bathroom that was formerly a wet room (easy bath removal would revert it back to a wet room) there is a spacious hallway, open plan reception room as well as a spacious kitchen. Tastefully decorated throughout and boasting excellent storage, gas central heating, double glazing, permit parking, 123 years remaining on the lease and very reasonable service charges. Call Thomas Jackson on 01843 221000 for a recommended appointment to view.

ENTRANCE HALLWAY

Double glazed entrance door, storage cupboard, doors to:-

SITTING ROOM

16' 08" x 9' 08" (5.08m x 2.95m) three built in cupboards, one houses the wall mounted gas boiler, TV point, radiator, double glazed window, power points to waist height. door to:-

KITCHEN

9' 09" x 7' 09" (2.97m x 2.36m) Measurements include a good range of fitted base units, space for washing machine, cooker and fridge freezer, attractive tiling, wall mounted cupboards, double glazed window, double glazed door for level access onto the pavement.

BEDROOM

11' 10" x 12' 05" (3.61m x 3.78m) Double glazed window, radiator, door from hallway, interconnecting doorway to the sitting room.

BATHROOM

Formerly a wet room that has had a bath installed, easily reconfigured into a wet room once more if required, low level WC and a pedestal wash basin, tiled splash backs, double glazed window.





OUTSIDE STORAGE

There is a lockable purpose built storage area to the front of the property.

SERVICE CHARGE

We are advised there are 123 years unexpired on the current lease.

The service charge is around £720 PA

Ground rent is £50 PA

COMUNAL PARKING

There is communal permit parking available to the rear of the property.

COUNCIL TAX

Council Tax Band A

Council Tax Cost (£PA) £1,468.32

AGENTS NOTES

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.

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

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>74</p>	<p>75</p>

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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 are 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

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ESTATE AGENTS

