



- Chain Free
- Purpose Built Ground Floor Flat
- One Double Bedroom
- GCH & DG

42 Perkins Avenue, Margate, CT9 4AU

Guide Price £105,000

CHAIN FREE, COMMUNAL GARDEN, GROUND FLOOR, NEW LEASE, PERFECT FTB OR INVESTMENT PROPERTY Thomas Jackson are delighted to offer for sale this centrally positioned ground floor flat. The property will complete with a new 125 year lease. Comprising communal hallway with security fob entry, private hallway, sitting room, double bedroom, kitchen and a bathroom. The property boasts gas central heating as well as double glazing. Keys available for accompanied viewings.



Property Description

THE PROPERTY

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COMMUNAL HALLWAY

key entry fob to communal hallway, entry door to:-

HALLWAY

Doors to:-

SITTING ROOM

13' 08" x 11' (4.17m x 3.35m) Maximum measurements

BEDROOM

11' 04" x 11' 00" (3.45m x 3.35m) Maximum

KITCHEN

8' 08" x 8' 10" (2.64m x 2.69m)

BATHROOM

COMMUNAL GARDENS

Lawned gardens to the front and rear, bin store area.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order

LEASE DETAILS

Lease details - New lease of 125 years

Service charge £1,370.60 PA

Ground rent - Peppercorn

AML - 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

Council Tax Band A

Council Tax Cost (£PA) £1,353.72

Local Authority Thanet District Council

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		

rightmove 

Zoopla

UK ALA  DPS 

 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

Thomas
jackson
ESTATE AGENTS

