



Thomas
jackson
ESTATE AGENTS



5 LANCASTER CLOSE, RAMSGATE, CT12 6PD

£90,000





THE PROPERTY * CHAIN FREE, GROUND FLOOR, PURPOSE BUILT, NEW 125 YEAR LEASE, ELECTRIC HEATING, LOVELY WET ROOM * Thomas Jackson is delighted to offer for sale this ideal investment or first time buyer property. Conveniently situated for local facilities including Ramsgate station with links to London in just over an hour. The property is chain free, has double glazing as well as electric heating. We hold keys for immediate viewings.

ENTRANCE HALLWAY

SITTING ROOM 17' 06" x 13' 11" (5.33m x 4.24m) Reducing to 9'02"

KITCHEN 5' 08" x 9' 0" (1.73m x 2.74m)

BEDROOM 14' 04" x 8' 02" (4.37m x 2.49m) Reducing to 6'3"

SHOWER ROOM

LEASE DETAILS The property is sold with a new 125 year lease

Ground rent - Peppercorn

Service charge £1,368.36 pa

Leasehold

COUNCIL TAX Council Tax Band A, £1,468.32 PA



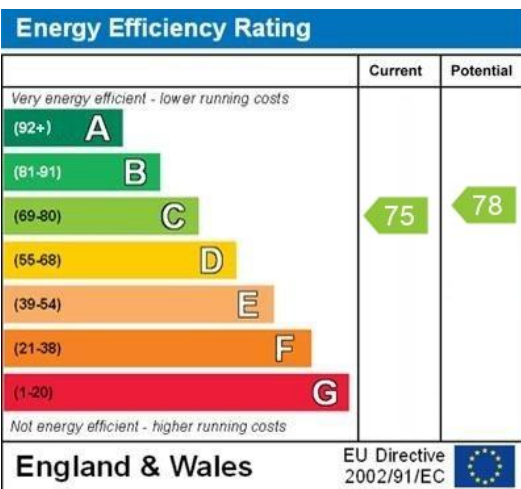
MEASUREMENTS All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

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

COMMUNAL GARDENS Lawned communal gardens to the front.



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