



Thomas
jackson
ESTATE AGENTS



FLAT 7, , 5 VICTORIA PARADE, RAMSGATE, CT11 8DE
GUIDE PRICE £140,000





THE PROPERTY * SEA VIEWS, CHAIN FREE, NEW 125 YEAR LEASE, CHARACTER BUILDING, LIFT * A super, sea view apartment requiring a programme of update and improvement, situated on the second floor with far reaching sea views from virtually every window. Currently comprising communal entrance, lift and stairs to second floor, private entrance hallway, sitting room, kitchen, bathroom, and bedroom. The property features electric heating.

COMMUNAL ENTRANCE Stairs and lift to all floors



SITTING ROOM 18' 02" x 17' 04" (5.54m x 5.28m)

KITCHEN 8' 10" x 6' 07" (2.69m x 2.01m)

BEDROOM 12' 03" x 9' 0" (3.73m x 2.74m)

BATHROOM

LEASE DETAILS A new lease of 125 years will be granted upon legal completion.

Service charge: £1830.50

Ground rent is peppercorn



MEASUREMENTS 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.



COUNCIL TAX Council Tax Band A

Council Tax Cost (£PA) £1,468.32

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	