



Thomas  
jackson  
ESTATE AGENTS



**Flat 1**

2 Roselawn Gardens, Margate, CT9 5JD

- Ground Floor Retirement Flat
- Two Bedrooms
- Modern Kitchen
- Shower Room And WC

**Offers In Excess Of £110,000**

EPC Rating '74'





## Property Description

### THE PROPERTY

Situated close to a great range of facilities, we are pleased to offer for sale this well appointed ground floor flat. Available chain free and boasting neutral decoration throughout. There is a modern fitted kitchen and a recent remodelled shower room and WC. Bedroom two is separated via a stud wall that could easily be removed if a dining room is more important than a second bedroom. The property is now available chain free, boasts gas central heating, double glazing, lovely communal gardens as well as communal parking. To book an internal viewing please call Thomas Jackson for an appointment.

### COMMUNAL HALLWAY

Security entry system, door to -

### HALLWAY

Entrance door into hallway, shelves and storage cupboard, additional cupboard with hanging rail and shelf, wall mounted thermostat for gas central heating thermostat, radiator, door to utility cupboard, doors to:-



#### **SITTING ROOM**

17' 5" x 11' 6" (5.31m x 3.51m) Coved ceiling, double glazed bay window, double radiator, TV point, door to:-

#### **KITCHEN**

11' 4" x 6' 0" (3.45m x 1.83m) Measurements include a range of fitted base units, space for fridge, freezer, space for washing machine, worksurface over inset, with a four burner halogen hob, stainless steel sink, matching up stands, double glazed window, wall mounted gas boiler for central heating, range of fitted wall cupboards, double radiator.



#### **BEDROOM ONE**

12' 3" x 8' 11" (3.73m x 2.72m) including measurement of wardrobe, radiator, double glazed window.

#### **BEDROOM TWO**

12' 2" x 6' 6" (3.71m x 1.98m) Double glazed window, radiator ( a stud wall could be removed to open into the sitting room if a dining room is required )



#### **SHOWER ROOM WC**

Suite comprising of corner shower enclosure fitted with a thermostatically controlled mains fed shower fitment, pedestal wash basin, low-level WC, radiator, localised tiling, extractor fan.

#### **COMMUNAL PARKING**

Unallocated parking space.

#### **LEASE DETAILS**

We understand there are 61 years left on the lease, the service charge for 23//24 is £220.65 a month.

#### **COUNCIL TAX**

Council Tax Band A

Council Tax Cost (£PA) £1,421.04

#### **ANTI MONEY LAUNDERING**

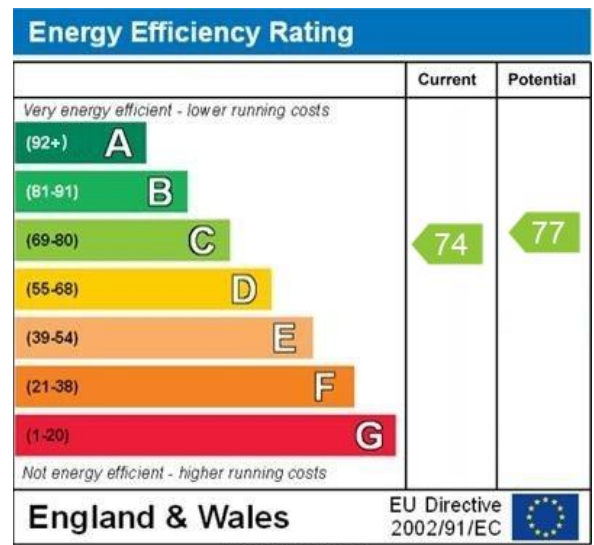
AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

#### **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.

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



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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 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

