



Thomas
jackson
ESTATE AGENTS



Sussex Street

Ramsgate, CT11 8QR

- Chain Free
- New 125 Year Lease
- Communal Gardens
- One Double Bedroom

Offers In Excess Of £95,000

EPC Rating '73'





Property Description

THE PROPERTY

CHAIN FREE, BRAND NEW 125 YEAR LEASE, TOP FLOOR, ONE DOUBLE BEDROOMS, COMMUNAL GARDEN, GCH & DG, VIEWING ESSENTIAL Viewing urgently advised on this perfect first time buyer or investment property situated in the heart of Ramsgate town centre. There are well maintained gardens and communal areas as well as parking on an unallocated basis. Situated on the second floor the property comprises entrance hallway, sitting room which opens to the kitchen, one double bedroom plus a generous bathroom. The property is presented neutrally decorated and boasts gas central heating as well as double glazing.

ENTRANCE HALLWAY

SITTING ROOM

13' 8" x 10' 1" (4.17m x 3.07m)

KITCHEN



8' 6" x 7' 10" (2.59m x 2.39m)

BATHROOM

BEDROOM

12' 9" x 11' 7" (3.89m x 3.53m)

GARDENS

There are well maintained lawned gardens for residents use only to the front and rear of the property, plus a drying area.



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.



COUNCIL TAX

Council Tax Band A

Council Tax Cost (£PA) £1,468.32

LEASE DETAILS

A new lease for a term of 125 years will be granted upon purchase.

Service charge is - £1,017.78 PA

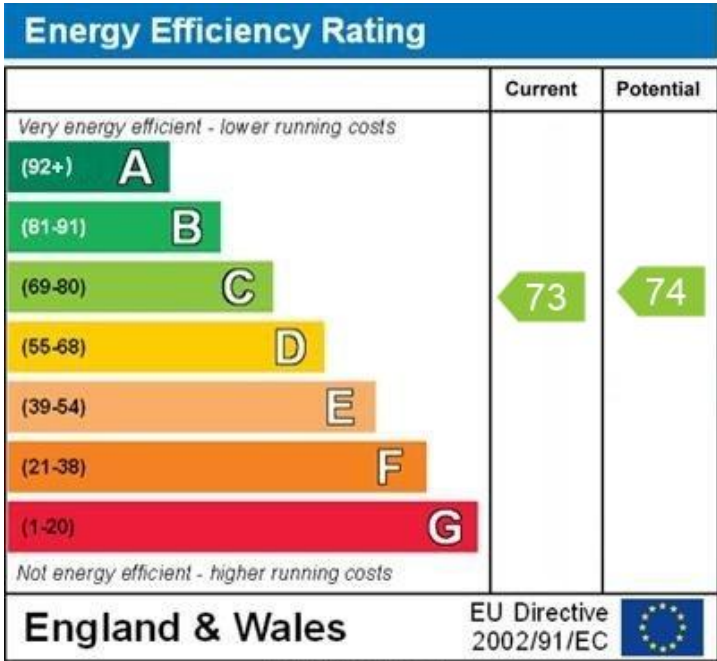
Ground rent is peppercorn

Please note that pets are not permitted and you are not able to let this property on an Air B&B basis.



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.



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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 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

