



Thomas
jackson
ESTATE AGENTS



57a Guildford Avenue

Westgate-on-Sea, CT8 8NE

- Purpose Built Flat
- New 125 Year Lease
- Top Floor, Wet room WC
- One Double Bedroom

Offers In Excess Of £110,000

EPC Rating '63'





Property Description

THE PROPERTY

* Perfect buy to let or first time buy * A lovely purpose built flat in the popular area of Westgate. Situated on the first floor the property is tastefully decorated and features a recent kitchen remodel as well as a wet room and WC. There is also a double bedroom with two built in wardrobes plus a sitting room with dual aspect. The property benefits from gas central heating, double glazing, communal gardens and a new lease for a term of 125 years. The property is available chain free and needs to be viewed to be appreciated.

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

SITTING ROOM

13' 08" x 11' 0" (4.17m x 3.35m)

KITCHEN



8' 7" x 8' 9" (2.62m x 2.67m)

BEDROOM

11' 4" x 11' 2" (3.45m x 3.4m) reducing to 8'11"

WET ROOM WC

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.

LEASE DETAILS

Service Charge – £1350.15

Ground rent - Peppercorn

Lease will be for a term of 125 years

COMMUNAL GARDENS

Communal gardens to front and rear, drying area, bin store.

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

Band A

Council Tax Cost (EPA) £1,389.36

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



152 Northdown Road
Cliftonville
Margate
Kent
CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

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

