



Thomas
jackson
ESTATE AGENTS



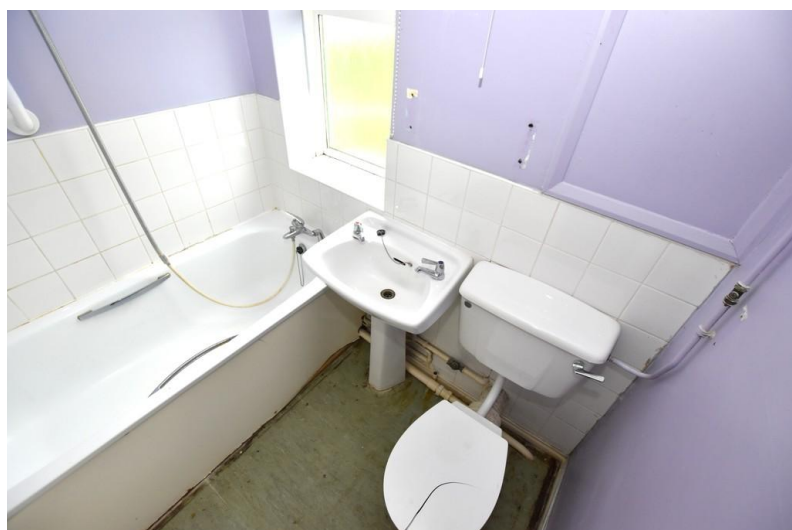
44a Perkins Avenue

Margate, CT9 4AU

- Purpose Built Top Floor Flat
- One Bedroom
- GCH and DG
- New 125 Year Lease

£105,000

EPC Rating '75'





Property Description

THE PROPERTY

* Super starter home or investment buy * This purpose built, first floor flat could be your perfect purchase. Set close to local facilities as well as good transport links. The property could benefit from some redecoration but comes with double glazing as well as gas central heating. Comprising of entrance hallway, sitting room, kitchen, bedroom and bathroom. The property also features a brand new 125 year lease as well as no forward chain.

ENTRANCE HALLWAY

SITTING ROOM

13' 9" x 11' 0" (4.19m x 3.35m)

KITCHEN

8' 8" x 8' 0" (2.64m x 2.44m)

BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m) Maximum measurements

BATHROOM

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

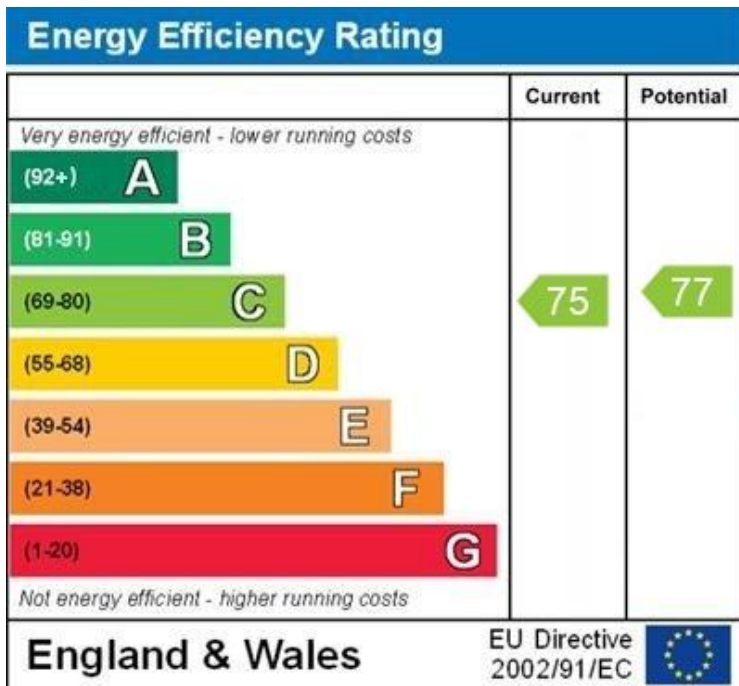
The property is sold with a new 125 year lease
Service charge - £975.27
Ground rent is peppercorn

COUNCIL TAX

Council Tax Band A £975.27
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



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

