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ESTATE AGENTS



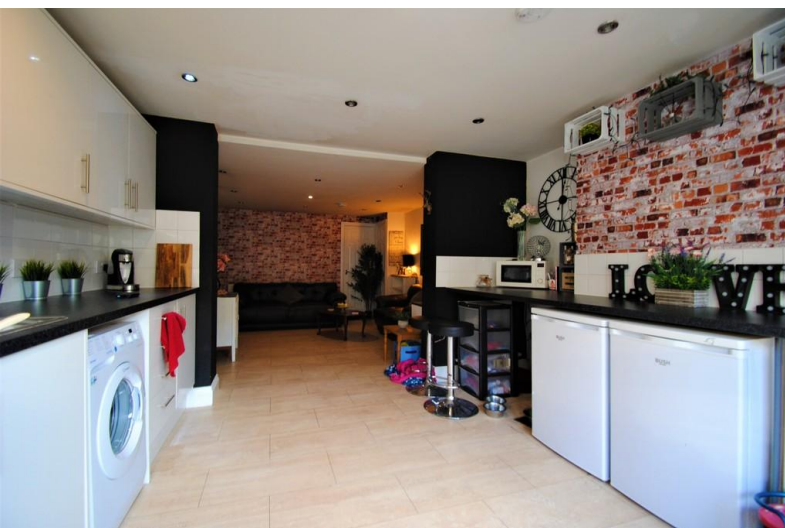
180 High Street

Margate, CT9 1JZ

- Freehold Investment Block Of Three Flats
- Very Good Condition
- Available With Quality Tenants
- Margate High Street Location

£725,000

EPC Rating '77'





Property Description

THE PROPERTY

A superb investment opportunity offered with established, quality tenants already in situ, this could be a simple purchase with income delivered immediately. The Freehold block is set as three self contained flats over four floors. On the lower level and enjoying its own entrance and courtyard we have a one bedroom flat with associated storage. This property has gas central heating as well as double glazing plus plenty of storage. The ground floor flat is accessed from the high street and comprises reception room with open plan kitchen, shower room and WC plus a double bedroom. This property also has gas central heating and tasteful decoration.

The top floor maisonette has its own entrance from the ground floor and is set over two floors. There are three double bedrooms, family bathroom, large kitchen diner as well as a substantial sitting room. This flat also boasts gas central heating as well as double glazing. The whole building is tastefully decorated and has been well maintained by the current owner. Please contact us on 01843 221000 to make arrangements to view.

BASEMENT FLAT

Accessed from the rear of the property:-

COURTYARD

A small concreted outside area, double glazed French door to:-

RECEPTION ROOM AND KITCHEN

27'0" x 12'09" (8.23m x 3.89m) Reducing to 11'02" measurements



include a range of fitted base units with space for washing machine, fitted electric oven, work surface over inset with four burner gas hob and stainless steel sink, tiled splash backs, wall mounted cupboards, tile effect laminate flooring, double glazed French doors open onto the courtyard, double glazed panels to either side, wall mounted gas boiler, two large cupboards, radiator, doors to:-

BEDROOM

16' 05" x 7' 05" (5m x 2.26m) Reducing to 5'09" Broadly L shaped, radiator, double glazed window.

BATHROOM

P shaped shower bath, curved glazed screen, mixer taps plus thermostatic shower mixer, vanity wash hand basin, extractor fan, tiled wall and floors.

TOP FLOOR MAISONETTE

HALLWAY AND LANDING

Double glazed window to half landing, doors to:-

RECEPTION ROOM

19' 05" x 13' 08" (5.92m x 4.17m) Coved ceiling, two double glazed windows, moulded skirting boards, TV point.

KITCHEN DINER

12' 04" x 12' 03" (3.76m x 3.73m) Measurements include a range of fitted base units with space for washing machine, space for fridge freezer, fitted double electric oven, work surface over inset with a five burner gas hob, tiled splash backs, filter hood, gas boiler, double glazed window with rooftop and distant sea views.

HALF LANDING

BEDROOM ONE

13' 09" x 12' 07" (4.19m x 3.84m) Access to loft, double glazed window with rooftop and distant sea views, double built in wardrobe.

BEDROOM TWO

13' 09" x 9' 6" (4.19m x 2.9m) Built in wardrobe, double glazed window, radiator.

BEDROOM THREE

10' 8" x 9' 2" (3.25m x 2.79m) Double glazed window, radiator.

FAMILY BATHROOM

Pedestal wash basin, low level WC, panel bath with mixer taps and shower screen, tiled walls and floor, double glazed window, radiator.

GROUND FLOOR FLAT

OPEN PLAN RECEPTION AND KITCHEN

14' 0" x 13' 11" (4.27m x 4.24m) Double glazed front door into reception room, measurements include a range of fitted base units with space for a washing machine and under counter fridge, electric oven, work surface over inset with a four burner ceramic hob plus sink and drainer, wall cupboards over, tiled splashbacks, large window to the front, two radiators, door to:-

BEDROOM

12' 01" x 9' 07" (3.68m x 2.92m) Double glazed window, gas boiler, radiator, door to built in cupboard, door to:-

SHOWER ROOM

Suite comprises of low level wc and wash hand basin with mixer tap over, shower enclosure with a mains fed shower fitting, radiator.





COUNCIL TAX

All three flats are Band A
Council Tax per flat

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 firms 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.

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.

AGENTS NOTES

All three properties are separately metered for gas and water. With regards to the electricity supply each flat has a sub meter, however the bill is generated from the building meter. We understand that the cost to separate the meters is in the region of £10,000

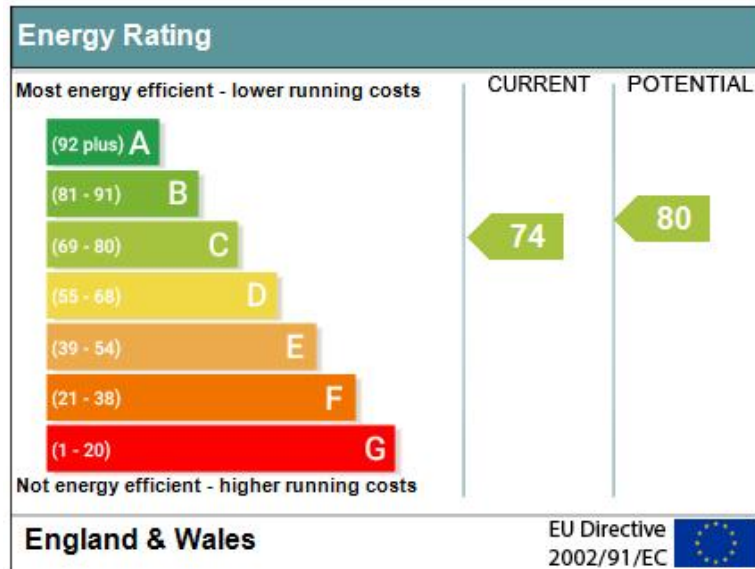
Income-

Flat 1 - £650 pcm

Flat 2 - £430 pcm

Flat 3 - £1000 pcm

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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

