



Thomas  
jackson  
ESTATE AGENTS



8 Airedale Close

Margate, CT9 2SZ

- CHAIN FREE
- NEW 125 YEAR LEASE
- GROUND FLOOR
- DG AND GCH

**£125,000**

EPC Rating '70'





## Property Description

### THE PROPERTY

\*CHAIN FREE / PURPOSE BUILT / GCH & DG / NEW 125 YEAR LEASE\* Perfect for the first time buyer or an investor looking to expand a portfolio. We are delighted to offer for sale this spacious ground floor flat set close to Dane park as well as local facilities and transport links. Arranged as communal hallway with entry phone system, entrance hallway, sitting room, double bedroom, kitchen and a wet room and WC. The property also has well kept communal gardens to the front and rear.

### COMMUNAL ENTRANCE

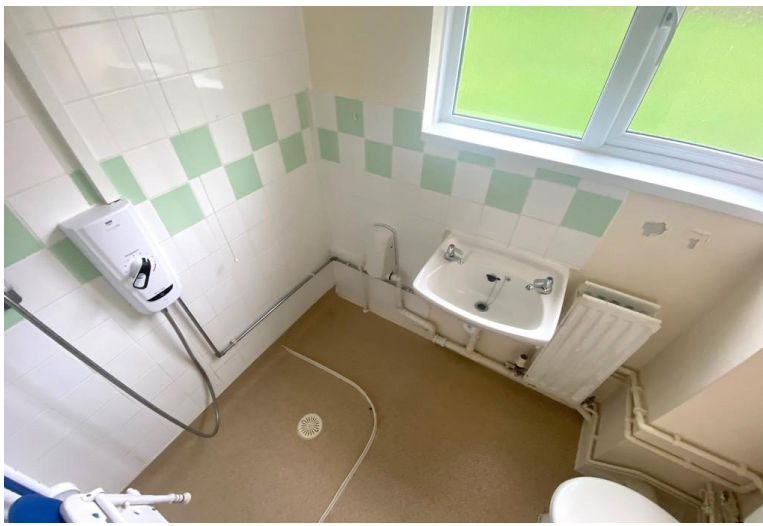
Entryphone system, stairs to first floor, door to:-

### ENTRANCE HALLWAY

Hallway, picture rail, radiator, wall mounted gas boiler set in storage cupboard, entry phone, doors to:-

### SITTING ROOM

12' 11" x 12' 2" (3.94m x 3.71m) Picture rail, three double glazed windows, double radiator, TV point.



#### BEDROOM

11' 2" x 10' 5" (3.4m x 3.18m) Picture rail, double glazed window, radiator, built-in wardrobe.

#### KITCHEN

9' 8" x 9' 4" (2.95m x 2.84m) To include a range of fitted base units with space for electric or gas freestanding cooker, space for washing machine. Worksurface over inset with a stainless steel sink and mixer taps, tiled splashback's, range of coordinating wall cupboards, double glazed window, extractor fan, built in cupboard with electric and gas meters.

#### SHOWER ROOM

Low-level WC, wash hand basin, shower area with electric shower over, ceramic tiled splashback, double glazed window, radiator.

#### COMMUNAL GARDENS

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

#### LEASE DETAILS

A new 125 year lease to be created

Service charge £1330.61 PA

Ground Rent Peppercorn

#### COUNCIL TAX

Council Tax Band A

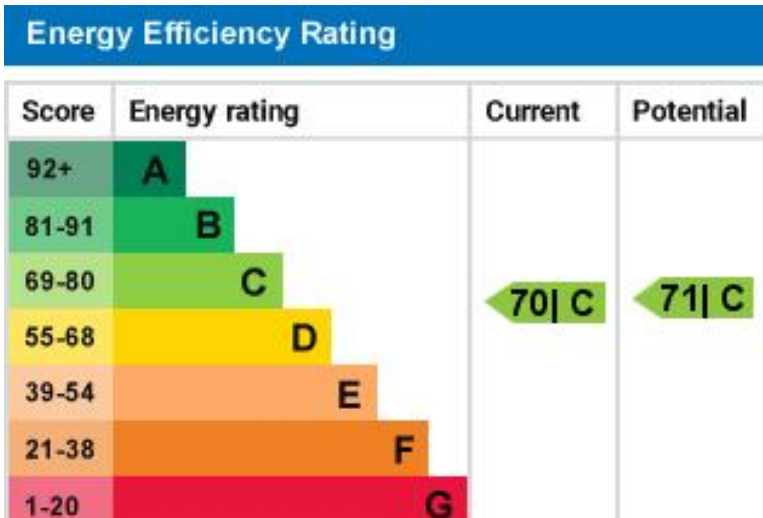
Council Tax Cost (£PA) £1,421.04

#### 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.





152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

[www.thomasjackson.biz](http://www.thomasjackson.biz)  
01843 221000  
[sales@thomasjackson.biz](mailto: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

