



Thomas  
jackson  
ESTATE AGENTS



9 Balmoral Road

Margate, CT9 5PG

- Ground Floor
- Purpose Built
- One Bedroom
- GCH & DG

**Guide Price £110,000**

EPC Rating '72'







## Property Description

### THE PROPERTY

\* New 125 year Lease \* Ground Floor \* Chain Free \*  
Modernisation required \* We are delighted to offer for sale this perfect bolthole, investment or first time buyers property. Located in the popular village of Garlinge with its abundance of facilities and good transport links. We hold the key for accompanied viewings and would recommend early attention.

### ENTRANCE HALLWAY

Double glazed entrance door into hallway, door to storage cupboard with a fitted radiator, radiator, doors to:-

### SITTING ROOM

14' 8" x 12' 0" (4.47m x 3.66m) Picture rail, double glazed bay window to front, telephone point, TV point, radiator door to bedroom.

### BEDROOM

12' 0" x 10' 2" (3.66m x 3.1m) Double glazed window, radiator, door to built in wardrobe.



**WET ROOM WC**

Shower area with an electric shower over, wash hand basin and low-level WC, tiled splashback's, double glazed window, extractor fan.

**KITCHEN**

8' 10" x 8' 4" (2.69m x 2.54m) Measurements include a range of fitted base units with space and plumbing for a gas cooker, space for fridge freezer, space for washing machine, worksurface insert with a stainless steel sink, tiled splashback's, wall cupboards, extractor fan, double glazed window, door to meter cupboard, wall mounted gas boiler.

**COMMUNAL GARDENS**

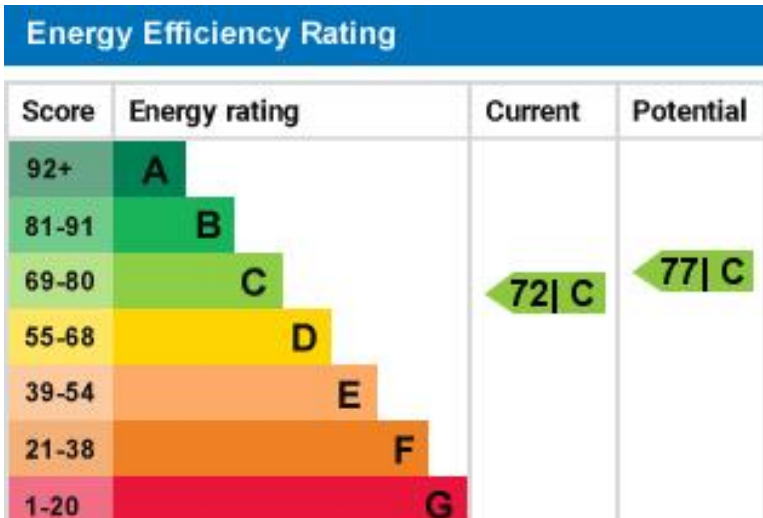
Lawned communal gardens to the side and rear.

**LEASE DETAILS**

A new lease of 125 years  
 Service charge - £593.74 per annum  
 Ground rent – Peppercorn

**COUNCIL TAX**

Thanet District Council  
 Council Tax Band A  
 (£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.



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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

