



Thomas
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ESTATE AGENTS



18 HOMEFERN HOUSE, COBBS PLACE, MARGATE, CT9
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050 000





DESCRIPTION RETIRE BY THE SEA! NO CHAIN. One bedroom first floor apartment situated in Homefern House in the heart of Margate minutes from the seafront. This retirement property is available to purchasers over the age of 60. The accommodation includes: a generous lounge/diner leading into the kitchen, double bedroom with a built-in double wardrobe and a bathroom. Further features include double glazing, electric heating, lift, use of communal facilities to include laundry room, residents' lounge/kitchen, 24 hr careline service, office manager, communal gardens, off street parking on a first come first serve basis.



HALL Large built-in cupboard housing the electric meter, consumer unit, water tank and storage.

LOUNGE/DINER 14' 9" x 10' 7" (4.5m x 3.23m) Double glazed window, storage heater, carpet flooring.

KITCHEN 7' 3" x 5' 5" (2.21m x 1.65m) Matching fitted units, stainless steel sink, space for a cooker and fridge/freezer, tiled splashback, laminate flooring.

BEDROOM 11' 4" x 8' 7" (3.45m x 2.62m) Double glazed window, electric heater, built in double wardrobe, carpet flooring.



BATHROOM Matching suite comprising a low-level panelled bath, electric shower, vanity unit with an inset basin, low level W.C., vinyl flooring.

MEASUREMENTS 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.

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.



AGENTS NOTES Council Tax Band - A

EPC Band - C

Leasehold

99 years from 1st September 1980 - 55 years remaining

Electric heating

Over 60s.

Ground rent is £230.78 paid twice a year.

Service charge is £1,127.33 paid twice a year

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		