



Thomas
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ESTATE AGENTS



FLAT 4 , 40 ST. PETERS ROAD, MARGATE, CT9 1TJ

£130,000





THE PROPERTY A super investment or first time buyers property, Close to Margate town and an abundance of facilities close by. The flat is situated on the top floor of this character property and benefits from gas central heating as well as double glazing. Comprising of a wide entrance landing, sitting room, well planned fitted kitchen with oven and hob, generous bathroom and a double bedroom. To the front, there is communal parking, to the rear there is a communal garden currently sectioned off for each freeholder. The property is available chain free and worthy of early internal inspection.



COMMUNAL ENTRANCE Entrance is via double glazed entrance door, which opens into the communal hallway, stairs, leading to 1st floor, door to:-

ENTRANCE HALLWAY / LANDING Stairs to 2nd floor, landing, ceiling insert with down lighters, double glazed window, electric, meter box, doors to:-

SITTING ROOM 12' 8" x 12' 5" (3.86m x 3.78m) Double glazed window, radiator, TV point, telephone point, door to



KITCHEN 12' 5" x 5' 9" (3.78m x 1.75m) Measurements include a range of fitted base units space set within the cupboard for a fridge freezer, electric fan oven to eyelevel space and plumbing for washing machine, worksurface inset with a halogen hob and a ceramic sink and drainer with mixer tap, tiled splashback's, range of wall units, all mounted gas, boiler, double glaze window, radiator, access to loft space .



BEDROOM 12' 5" x 9' 2" (3.78m x 2.79m) Double glazed window, radiator, TV point.

BATHROOM Suite comprises of a panelled bath with twin grips, mixer, shower, tap over ceramic tiled splashback's, pedestal wash, handbasin, with mixer tap, low-level WC, double glaze window, radiator.

REAR GARDEN

LEASE DETAILS We understand there are 104 years remaining on the lease
Share of freehold
Annual charge £200

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.

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