



Thomas  
jackson  
ESTATE AGENTS



**32 Guildford Avenue**

Westgate-on-Sea, CT8 8NE

- Purpose built flat
- Ground Floor
- Chain Free
- New 125 Year Lease

**£115,000**

EPC Rating '73'





## Property Description

### THE PROPERTY

**\*PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY\***  
We are delighted to offer for sale this lovely purpose built, ground floor flat, situated in a well regarded residential area with plenty of facilities on the door step. Comprising communal entrance hallway, private hallway, sitting room, kitchen, wet room and WC and a bedroom with two fitted wardrobes. To the front and rear are communal lawned gardens. Basting both gas central heating and double glazing, plus a brand new 125 year lease and is now available chain free.

### COMMUNAL ENTRANCE

Entrance for communal door into communal hallway, door to:-

### HALLWAY

Entrance hallway, picture rail, radiator, doors to:-

### SITTING ROOM

13' 9" x 11' 0" (4.19m x 3.35m) Picture rail, double



radiator, double glazed window, TV and telephone point, door to shelved storage cupboard.

#### **KITCHEN**

8' 8" x 8' 7" (2.64m x 2.62m) Measurements include a range of fitted base units with space for fridge freezer, electric cooker and washing machine, worksurface over insert with the stainless steel sink, wall mounted gas boiler for central heating and hot water, larder cupboard with gas and electricity metres, range of matching wall units over, radiator, extractor fan.

#### **BEDROOM**

11' 5" x 11' 4" (3.48m x 3.45m) Double glazed window, double radiator, to built in storage cupboards.

#### **WET ROOM**

Low-level WC, wash handbasin, wet shower area with an electric shower over, double glazed window, ceramic tiled splashback's, radiator, wall mounted electric fan heater.

#### **LEASE DETAILS**

New 125 year lease to be created

#### **COUNCIL TAX**

Local Authority Thanet District Council

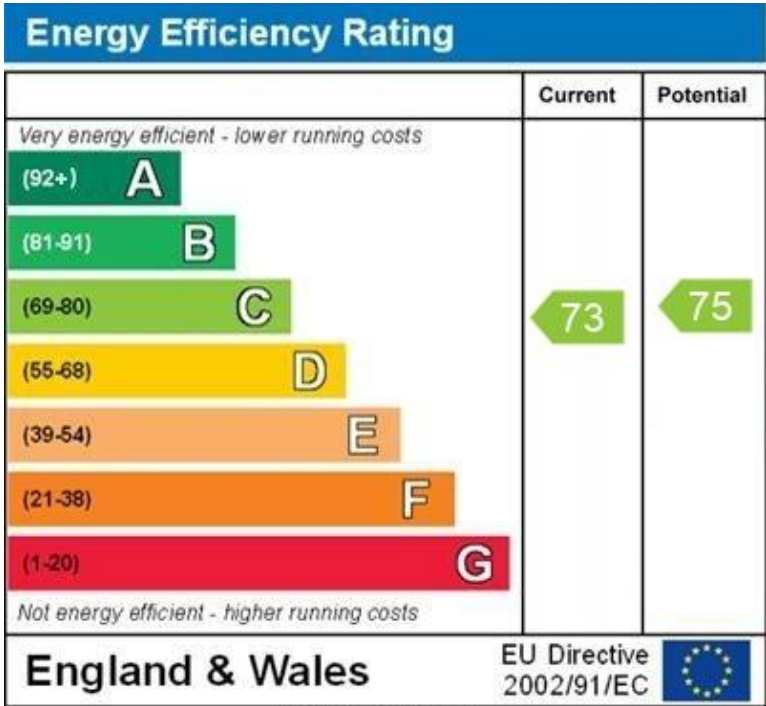
Council Tax Band A Council Tax Cost (£PA) £1,534.64

#### **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 firm's 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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