

Thomas  
jackson  
ESTATE AGENTS



- Chain free
- First Floor Apartment
- Listed Building
- Underground parking
- Main bedroom with ensuite
- 24 Hr Security
- Gated Development

11 Victoria Court, Royal Sea Bathing, Canterbury Road, Margate, Kent, CT9  
5NU

£210,000

CHAIN FREE + TWO BEDROOMS + 24 HR SECURITY + GATED DEVELOPMENT + UNDERGROUND PARKING  
Two bedroom first floor apartment located in the sought after Royal Seabathing in Margate minutes from the seafront, sandy beaches and Margate Train Station. . The property is offered with an open plan lounge/kitchen with integrated appliances and granite worksurfaces, there is a main bedroom with an en-suite shower room, second bedroom and a bathroom. Further features include: 980 years remaining on the lease, gas central heating, timber windows, tiled ceilings. Leasehold, EPC C, Council Tax C



## Property Description

### HALL

Intercom, solid wood flooring

### KITCHEN/LOUNGE

20' 9" x 12' 9" (6.32m x 3.89m) Single glazed timber windows, solid wood flooring, column radiators, fitted kitchen base and eye level units, granite worktops and upstand, inset stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, washer/dryer, electric oven, gas hob, stainless steel extractor hood, cupboard housing the boiler, tiled flooring.

### BEDROOM ONE

12' 0" x 11' 4" (3.66m x 3.45m) Single glazed timber windows, column radiator, carpet flooring, door to

### EN-SUITE SHOWER ROOM

White suite comprising a shower cubicle, low level W.C., pedestal hand basin, part tiled walls, tiled flooring, heated towel rail.

### BEDROOM TWO

8' 5" x 13' 5" (2.57m x 4.09m) Measurements taken to the maximum.

Timber single glazed window, column radiator, carpet flooring.

### BATHROOM

White suite comprising a panelled bath, pedestal hand basin, low level W.C., heated towel rail, part tiled walls, tiled flooring.

### PARKING

One allocated parking space - underground





#### AGENTS NOTES

Leasehold

We understand there are 980 years remaining on the lease

Service Charge

Ground Rent

Council Tax Band C

EPC Band C

#### 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.

#### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove 

Zoopla

UK ALA  DPS 

 The Property Ombudsman

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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 are 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

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