

Thomas ackson

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- Ground Floor
- Purpose built
- One bedroom
- 17ft xx 13ft lounge/diner

**16 Kingston Close** Ramsgate, CT12 6PE

# Guide Price £90,000

EPC Rating '76'



195.91

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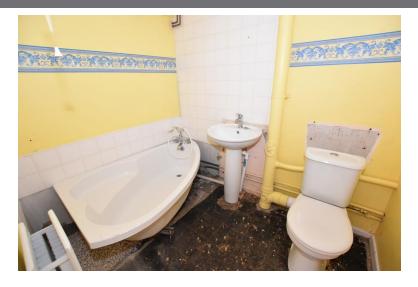
### Property Description

#### HALL

KITCHEN 9' 1" x 5' 8" (2.77m x 1.73 m) BATHROOM 0" x 0' 0" (0m x 0m) BEDROOM 14' 4" x 8' 1" (4.37m x 2.46 m) LOUNGE/DINER 17' 6" x 13' 9" (5.33m x 4.19m) Measurements to the maximum.

#### COMMUNAL GARDEN

LEASE DETAILS New 125 year lease on completion Service Charge £648.82 Ground Rent peppercorn Leasehold



#### 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 LAUN DERING

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.

## **Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	в		
69-80	С	76 C	<77  C
55-68	D		
39-54	E		
21-38	F		
1-20		G	



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