



Thomas
jackson
ESTATE AGENTS



10 Charing Crescent

Westgate-on-Sea, CT8 8HA

- Purpose Built
- First Floor
- Double Bedroom with Built In Wardrobes
- Gas Central Heating / Double Glazing
- Fitted Kitchen
- Wet Room WC

£134,995

EPC Rating '65'





Property Description

THE PROPERTY

Looking to get on the first rung of the property ladder, maybe an investment property or a weekend home by the sea? Look no further than this delightful first floor, purpose built flat set in an enviable position close to shops and local transport links. The property is presented to an immaculate standard of decoration throughout and features a wet room and WC plus a contemporary kitchen. The property also has a double bedroom with two fitted wardrobes plus a reception room which again has good storage. The property has gas central heating, double glazing as well as a communal lawned garden and easy on street parking. The property is chain free and worthy of an early viewing.

COMMUNAL ENTRANCE

Entry phone system, door to:-

STAIRS TO FIRST FLOOR LANDING

Stairs to first floor landing, door to storage cupboard, double glazed window, door to:-



ENTRANCE HALLWAY

Radiator, door to:-

SITTING ROOM

13' 9" x 11' 0" (4.19m x 3.35m) Picture rail, double glazed window, radiator, TV point, built in storage cupboard.

BEDROOM

11' 6" x 11' 5" (3.51m x 3.48m) Maximum measurements, picture rail, double glazed window, radiator, two built in wardrobes.

WET ROOM

6' 3" x 5' 5" (1.91m x 1.65m) Suite comprises of a low-level WC, wall mounted electric shower, wall mounted wash hand basin, localised tiling, extractor fan, wall mounted electric fan heater, double glazed window, glass shelving.

KITCHEN

8' 8" x 8' 8" (2.64m x 2.64m) Measurements include a range of fitted base units with space for washing machine, fridge freezer, freestanding gas cooker, work-surface over is inset with a stainless steel sink, wall mounted cabinets over, double glazed window, door to larder cupboard with a wall mounted gas, boiler and additional storage.



COMMUNAL GARDENS

Laid to lawn, communal drying area, refuse collection point.

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.

COINCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (£PA) £1,534.64



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.

LEAE DETAILS

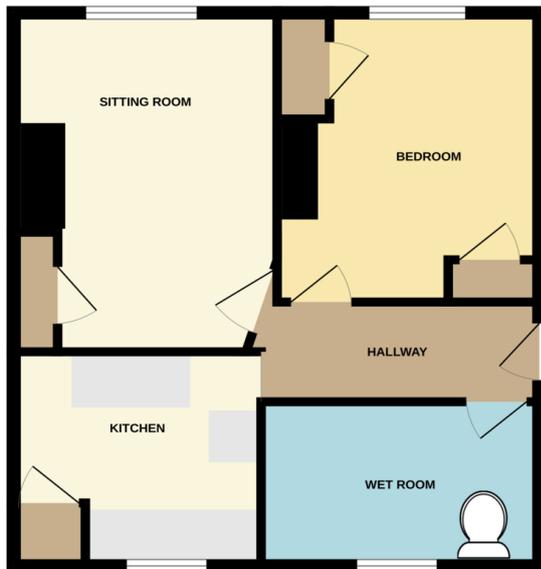
We understand that there are 122 years remaining.

Service charge is £124.35 per month

Ground rent is peppercorn

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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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 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

