



Thomas  
jackson  
ESTATE AGENTS



Princess Margaret Avenue

Margate, CT9 3EH

- Purpose Built Apartment
- Sea and Park Views
- Private Balcony
- Garage & Lovely Communal Gardens
- New Gas Boiler and Double Glazing
- Close to Local shops

**£210,000**

EPC Rating 'TBC'





## Property Description

### THE PROPERTY

We are delighted to offer for sale this well presented first floor apartment on the edge of Palm Bay. Presented to an immaculate standard of decoration and offering spacious well-appointed accommodation, comprising immaculate communal entrance with entry phone system, stairs up to the first floor and to your own front door, entrance hallway, sitting room with balcony, large kitchen diner, master bedroom with an abundance of built in storage, bedroom two plus a spacious shower room and WC. Appliances such as washer/ dryer, second microwave oven and bedroom furniture including a double electric bed can be included at no extra cost. Externally there are immaculate gardens and a garage in a block. There are great horizon sea views from the kitchen and bedroom two, not to mention a private balcony overlooking the leafy Northdown park. The property is also available chain free.

### COMMUNAL ENTRANCE

Wall mounted entry phone system, immaculate entrance



hallway to just four flats, stairs to first floor.

**STAIRS TO FIRST FLOOR**

Landing, door to:-

**ENTRANCE HALLWAY**

Coved ceiling, wall mounted entry phone system, built in cupboard, fuse board, doors to:-

**SITTING ROOM**

17' 04" x 12' 10" (5.28m x 3.91m) Coved ceiling, two radiators, TV point, double glazed window, double glazed sliding patio doors open to the balcony.

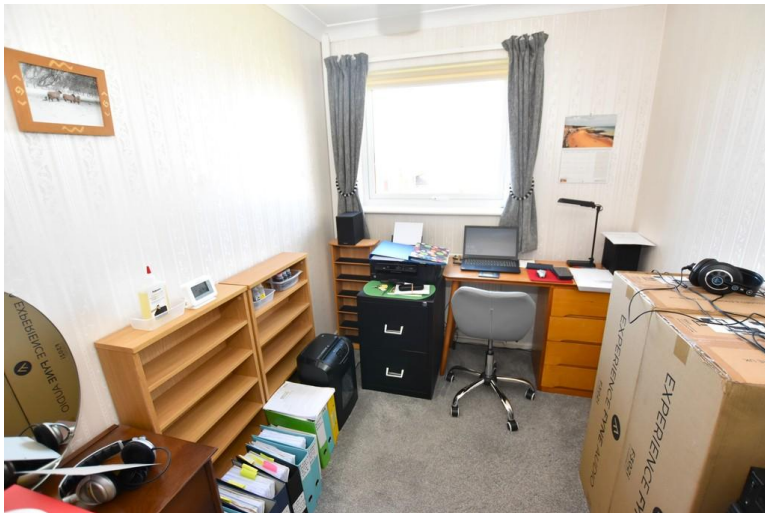


**KITCHEN DINER**

13' 0" x 12' 03" (3.96m x 3.73m) Measurements include a comprehensive range of fitted base units with space for washing machine, fridge freezer and dishwasher, Larder unit with electric oven and microwave over, worksurface inset with a halogen hob and stainless steel sink, drainer and mixer tap, tiled splash backs, wall mounted cupboards and open display ends, double glazed window with sea and roof top views, wall mounted gas boiler, coved ceiling, double radiator, breakfast bar area.

**BEDROOM ONE**

12' 11" x 10' 6" (3.94m x 3.2m) Measurement to rear of built in wardrobe that offer plenty of storage, built in chest of drawers, built in bedside cabinets, double glazed window, telephone point, radiator.



**BEDROOM TWO**

9' 11" x 7' 0" (3.02m x 2.13m) Coved ceiling, radiator, double glazed window with sea and roof top view.

**SHOWER ROOM WC**

Suite comprises low level WC, pedestal wash basin and a shower enclosure with sliding glass door, electric shower over, ceramic tiling, double glazed window, coved ceiling, radiator, electric shaver point.

**LEASE DETAILS**

999 years from 25/12/1978  
 953 years remain with a share of the Freehold  
 Service Charge is £106 per month or £636 paid twice yearly end of June and end of December

**COUNCIL TAX**

Local Authority Thanet District Council  
 Council Tax Band B  
 Council Tax Cost (£PA) £1,735.47





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of floor, window, areas and any other parts are approximate and no responsibility is taken for any error. Information on this website, in brochures and other printed material is intended for use as a guide only. It is not intended to constitute an offer or any other form of contract. The terms, conditions and specifications shown here are subject to change without notice. The information is for guidance purposes only and should be used as such by any potential purchaser. The balance, by email and appraised values, can be used to assist in the purchase of a property. Made with Metageni 2024

**COMMUNAL GARDENS**

Well tended gardens of the estate are very well kept, there is a lawn with planted borders plus a seating area, bin area, open access to the garage.

**GARAGE**

The garage is set in a block with an up and over door.

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property

**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.

**AGENTS NOTES**

Vendor advises -  
the boiler was replaced December 2023  
New double glazing was installed January 2024

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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 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

