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ESTATE AGENTS



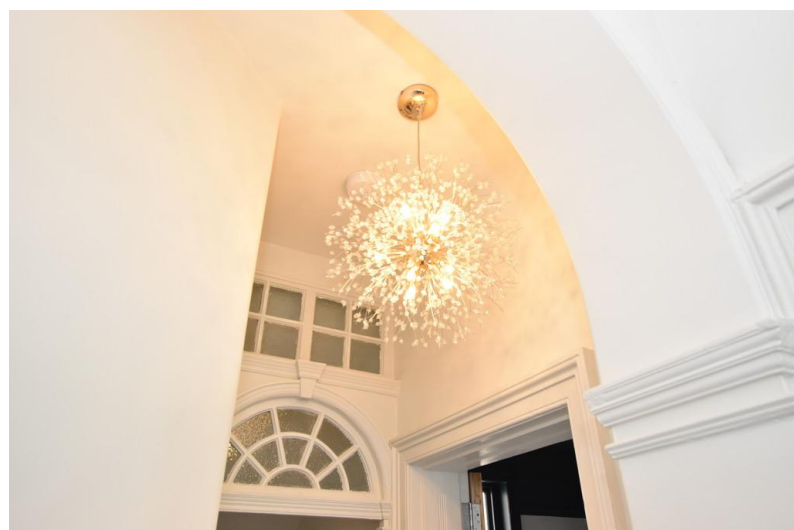
1 Fort Paragon

Margate, CT9 1JB

- Renovated throughout
- Period property
- Prime location
- Sea View

£260,000

EPC Rating '74'





Property Description

Indulge in the ultimate coastal lifestyle with this renovated two-bedroom ground floor apartment located in an attractive Grade II Georgian building in Margate. The property overlooks the iconic Winter Gardens and offers sea views from the kitchen and sitting room. The property has been updated by the current owners and boasts a modern fitted kitchen with integrated appliances, a spacious lounge with a high ceiling, two double bedrooms and a stylish shower room. The property is offered chain free and benefits from gas central heating, sash window and new flooring throughout. The perfect holiday home or seaside retreat in a prime location close to the Turner Gallery, The Old Town in Margate and Northdown Road with an array of restaurants, cafes and wine bars. Keys held for immediate viewings.

ENTRANCE HALL

KITCHEN

9' 06" x 6' 06" (2.9m x 1.98m) Recently installed consisting of integrated fridge/ freezer and washing machine, electric



oven with induction hob, brushed gold mixer tap, sink with drainage board, tiled splashback. Also featuring radiator and sash window.

LIVING ROOM

14' 00" x 13' 09" (4.27m x 4.19m) Featuring coved ceiling, picture rails, high level moulded skirting boards, open featured chimney breast, radiator and two sash windows with sea views.

BEDROOM ONE

11' 08" x 13' 00" (3.56m x 3.96m) Large double bedroom with coved ceilings, low picture rails, high moulded skirting boards, fitted storage cupboard, radiator and sash window.



STAIRS TO;

LANDING

Lower landing consisting of spacious walkway, cupboard housing boiler and smaller cupboard with meters.

SHOWER ROOM

Modern shower room with low level toilet, wall hung vanity basin with storage, walk in shower featuring rainfall head in brushed gold.

BEDROOM TWO

11' 09" x 11' 05" (3.58m x 3.48m) Second double bedroom with 2 sash windows allowing for lots of light, radiator and high moulded skirting boards.



AGENT NOTES

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.



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.



COUNCIL TAX

Local Authority Thanet District Council
 Council Tax Band A
 Council Tax Cost (£PA) £1,487.54

EPC Band - C

Leasehold
 125 year lease from 29th September 2011

Ground Rent
 Service Charge



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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

