



Thomas
jackson
ESTATE AGENTS



32a Guildford Avenue

Westgate-on-Sea, CT8 8NE

- First Floor Flat
- 125 Year Lease
- Leasehold
- Communal Gardens

Guide Price £110,000

EPC Rating 'TBC'





Property Description

HALL

KITCHEN

8' 8" x 8' 8" (2.64m x 2.64m)

BATHROOM

LOUNGE/DINER

13' 08" x 11' 0" (4.17m x 3.35m)

BEDROOM

11' 5" x 11' 5" (3.48m x 3.48m)

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.

The mention of any appliances and/or services within these



particulars does not imply they are in full or efficient working order.

Flood Area:

Rivers & Seas - No Risk

Flood Risk: High

Local Authority = Kent

Conservation Area: No

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

Leasehold

125 Year lease on completion

Service Charge **£1,307.42**

Ground Rent Peppercorn

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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

