



Thomas
jackson
ESTATE AGENTS



19 Grange Road
Ramsgate, CT11 9NG

- Sea Views
- Arranged over two floors
- Communal garden
- Spacious lounge

£175,000

EPC Rating '43'





Property Description

DESCRIPTION

Rarely available. This two-bedroom converted maisonette is located in a period building on Grange Road which is offered chain free and with sea views! Located only a short walk from the Western Undercliff Beach and Ramsgate Harbour making this the perfect purchase if you're looking for a life near the coast. Situated over two floors you can admire the views over Ramsgate and sea views in the distance. On the first floor is a light and airy living room, shower room and a grey modern kitchen with a window bench overlooking the communal garden. On the second floor is a double bedroom with storage and a second double bedroom. The property benefits from an extended lease (152 years), reasonable service charge, electric heating, double glazing and use of the communal garden.

ENTRANCE HALL

LOUNGE

15' 00" x 11' 00" (4.57m x 3.35m) Living room with sea views from both windows allowing plenty of light, electric



heater, double glazed window.

KITCHEN

9' 09" x 5' 11" (2.97m x 1.8m) Measurements include the modern grey gloss kitchen units, concrete grey sink, electric hob and oven, space for a washing machine, tiled walls, vinyl flooring, undercounter fridge/freezer and bench overlooking views of Ramsgate with sea views in the distance.

SHOWER ROOM

Fully tiled shower room with a walk in shower with an electric shower, pedestal hand basin, W.C and extractor fan.

STAIRS/LANDING

Stairs to the second floor.

BEDROOM ONE

12' 03" x 11' 08" (3.73m x 3.56m) Master bedroom with views over the coast and built in wardrobes, electric heater, double glazed window.

BEDROOM TWO

9' 01" x 9' 08" (2.77m x 2.95m) Second double bedroom with loft access, double glazed window, electric heater.

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

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.

AGENT NOTES

Local Authority Thanet District Council
Council Tax Band A
Epc Band E





Leasehold

Lease details:

It is understood there are 152 years remaining

Service charge £700 pa

Ground Rent Peppercorn



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 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

