



Thomas  
jackson  
ESTATE AGENTS



**152 High Street**

Margate, CT9 1LA

- Split level flat
- Three bedrooms
- Large Sitting Room
- Spacious kitchen diner
- New 125 year lease
- Chain Free

**£200,000**

EPC Rating '57'

A well appointed split level flat centrally situated at the top of Margate High Street. Far enough away from the buzz of town life but close enough to be part of it. A perfect bolt hole, investment or first time buy, suitable for a multitude of applicants. Entry phone system provides secure access to the communal entrance hall and stairs to the second floor. The front doors open to a small run of stairs that dog leg into the sitting room. Doors off the sitting room open to the kitchen diner, the bathroom and separate WC. There are stairs and an attractive porthole window leading to the top floor where there are three bedrooms. The property boasts gas central heating as well as a chain free purchase, incidentally the property is sold with a new 125 year lease. There is also the possibility to purchase a one bedroom flat located below this flat.

## Property Description

### **THE PROPERTY**

A well appointed split level flat centrally situated at the top of Margate High Street. Far enough away from the buzz of town life but close enough to be part of it. A perfect bolt hole, investment or first time buy, suitable for a multitude of applicants. Entry phone system provides secure access to the communal entrance hall and stairs to the second floor. The front doors opens to a small run of stairs that dog leg into the sitting room. Doors off the sitting room open to the kitchen diner, the bathroom and separate WC. There are stairs and an attractive porthole window leading to the top floor where there are three bedrooms. The property boasts gas central heating as well as a chain free purchase, incidentally the property is sold with a new 125 year lease. There is also the possibility to purchase a one bedroom flat located below this flat.

### **COMMUNAL ENTRANCE**

Entryphone system provides secure entry to the communal hallway and stairs to the second floor.

**ENTRANCE**

Front door from the communal hallway, steps dogleg into the sitting room.

**RECEPTION ROOM**

22' 04" x 15' 03" (6.81m x 4.65m) Maximum measurements reducing to 8' 5" includes staircase, feature arch window, two radiators, feature fireplace, stairs to the upper floor, interesting porthole window with rooftop views, doors to:-

**BATHROOM**

Suite comprising of panel bath, tiled shower enclosure and a pedestal wash basin, tiled splashbacks, double glazed sash window to the rear.

**SEPARATE WC**

low level WC and pedestal wash basin, radiator.

**KITCHEN DINER**

14' 10" x 12' 10" (4.52m x 3.91m) Measurements include a range of fitted base units with a fitted electric oven, work surface over inset with a stainless steel sink and drainer, tiled splash backs, range of wall cabinets over, window, space for washing machine and fridge freezer, wall mounted gas boiler, radiator.

**STAIRS TO**

dog leg open staircase, porthole window.

**LANDING**

doors to:-

**BEDROOM ONE**

13' 6" x 12' 04" (4.11m x 3.76m) Sash window, radiator.

**BEDROOM TWO**

9' 04" x 6' 10" (2.84m x 2.08m) sash window, radiator.

**BEDROOM THREE**

12' 07" x 9' 11" (3.84m x 3.02m) Plus depth of a generous wardrobe built in, sash window.

**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

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

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.

### 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

We understand that the property is offered with a new lease of 125 years



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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

