



Thomas  
jackson  
ESTATE AGENTS



20 Kingston Close

Ramsgate, CT12 6PE

- First Floor
- One bedroom
- Kitchen
- Lounge/diner

£80,000

EPC Rating '79'





## Property Description

### HALL

### KITCHEN

9' 0" x 5' 7" (2.74m x 1.7m)

### LOUNGE/DINER

13' 11" x 17' 5" (4.24m x 5.31m) 13'11" narrows to 9'2",  
17'5 narrows to 11'4"

### BATHROOM

### 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. 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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

**AGENTS NOTES**

A new 125 year lease is to be created

£1,129.67 PA Service Charge

Ground rent - Peppercorn

**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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		



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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

