



Thomas  
jackson  
ESTATE AGENTS



32 Wharfedale Road

Margate, CT9 2TB

- Purpose Built
- One Bedroom
- GCH and DG
- Modernisation required

**£105,000**

EPC Rating '73'





## Property Description

### THE PROPERTY

Looking for a project and the ability to inject your own style? We are pleased to offer for sale this well-appointed first floor purpose built flat located close to Dane park and several facilities. Comprising communal hallway, entrance hall, sitting room, kitchen, one double bedroom and the bathroom. The property boasts gas central heating and double glazing and will come with a new 125-year lease.

### COMMUNAL ENTRANCE

Security entry door, opens into communal hallway, stairs to 1st floor-

### STAIRS TO-

Landing, door to:-

### ENTRANCE HALL



Hallway, access to loft space, picture rail, radiator, door to airing cupboard with a radiator and shelving, wall mounted entry phone system, boiler programmer and thermostat, doors to:-

#### **SITTING ROOM**

12' 11" x 12' 20" (3.94m x 4.17m) Picture rail, three double glazed windows, radiator, TV point.



#### **BEDROOM**

11' 2" x 10' 5" (3.4m x 3.18m) Picture rail, double glazed window, double radiator, door to cupboard.

#### **BATHROOM**

Comprises of low-level WC wall hung wash basin, panel bath, tiled splashback, double glazed window, radiator.

#### **KITCHEN**

9' 9" x 9' 4" (2.97m x 2.84m) Measurements include a range of fitted base units with space for electric or gas freestanding cooker, space for washing machine, space for fridge freezer, tiled splashback, range of matching wall units, wall mounted gas boiler for central heating and hot water, double radiator, double glazed window, cupboard houses electric meters



#### **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.

### COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,487.54

### LEASE DETAILS

We understand that there will be a new lease of 125 years

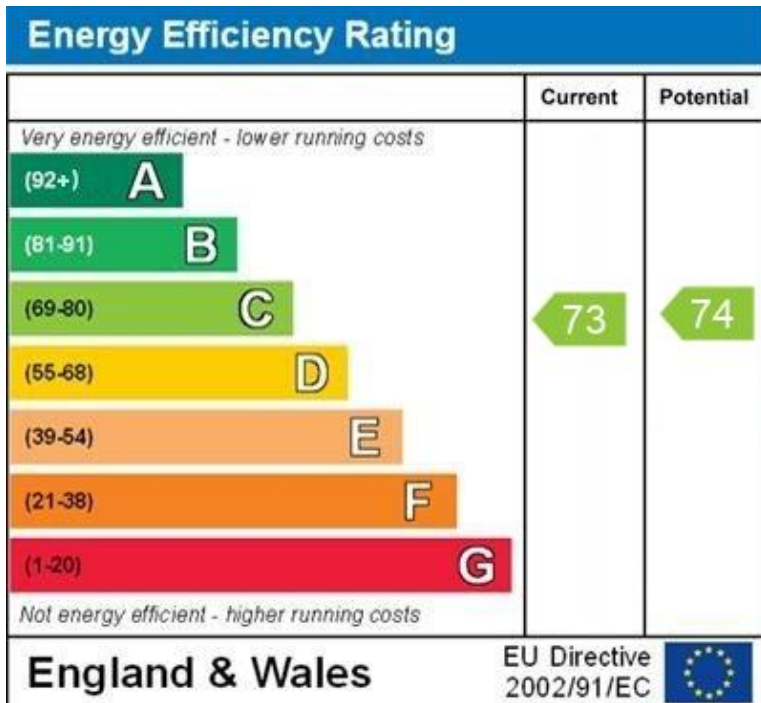
Service charge - £1921.82 per annum

Ground Rent - N/A peppercorn

EPC band - C

### 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



WWW.EPC4U.COM



152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

www.thomasjackson.biz  
01843 221000  
sales@thomasjackson.biz

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