

- Purpose Built Flat
- Light & Bright Accommodation
- Contemporary High Gloss Kitchen
- Long Lease & Share Of Freehold
- Communal Gardens
- Viewing Essential
- Close To Cliff Tops & Town

## Flat 9 Laurice Court, 11 St. Mildreds Road, Ramsgate, CT11 0EH

## £150,000

A recently refurbished, bright and light purpose built flat in a very well regarded block. Located in St Mildreds Road which is situated on the West side of Ramsgate town centre, a short walk to the cliff tops as well as excellent local facilities including the train station. Perfect for a buy to let investment or first time buyers alike, there is nothing to do other than move in. Arranged as entrance hallway with airing cupboard, a large reception room, generous double bedroom, refitted bathroom and a contemporary high gloss kitchen, finished with block edge work surface as well as hal ogen hob and electric oven. The property is now available chain free, has new electric heating, double glazing and a very long lease with a Share of the Freehold.





# **Property Description**

## THE PROPERTY

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### COMMUNAL ENTRANCE

Wall mounted entryphone, door to:-

## ENTRANCE HALLWAY

Wall mounted entry phone system, electric radiator, door to boiler cupboard with electric hot water cylinder, wall mounted fuse boards and meters, doors to:-

#### SITTING ROOM

14' 11" x 13' 5" (4.55m x 4.09m) Coved ceiling, large double glazed window, electric radiator, internal window providing additional light to the hallway, telephone point, TV point.

#### BEDROOM

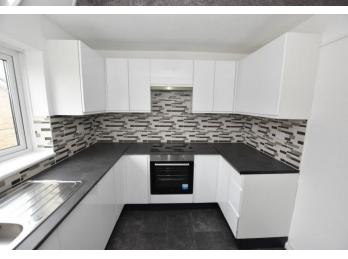
12' 7" x 12' 0" (3.84m x 3.66m) Coved ceiling, electric wall mounted radiator, large double glazed window, telephone point.

#### BATHROOM

Bathroom suite comprising panel bath with twin grips, electric shower over, pedestal wash basin, low level WC, attractive tiling, heated towel rail, skylight window.







#### KITCHEN

9' 9" x 8' 3" (2.97m x 2.51m) Measurements include a comprehensive range of high gloss contemporary fitted units, space for washing machine and fridge freezer, integrated electric fan oven, block edged work surface inset with a stainless steel sink and mixer tap plus a four burner halogen hob, attractive tiling to splashback, coordinating range of wall cabinets over with a fitted filter hood, double glazed window to side.

## **COMMUNAL GARDENS**

Laid to lawn with planted borders.

#### LEASE DETAILS

We understand that the service charge is £90 per month, there are 846 years remaining on the lease with a share of the Freehold.

#### COUNCIL TAX

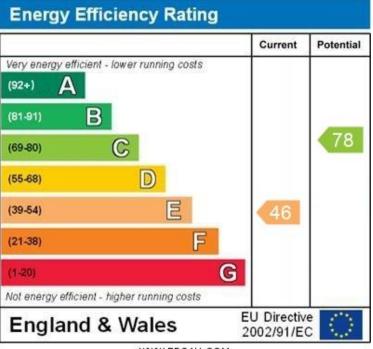
Local Authority - Thanet District Council Council Tax Band A Council Tax Cost £1,537.10 PA

## ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer a cœpted on a property through Thomas Jackson, we will be required by law to carry outanti money laundering checks prior to instructing Solicitors

#### MEASUREMENTS

These particulars, whilst believed to be accurate are set outas 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.



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