



- 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 halogen 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 accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

#### **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.

## 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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

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ESTATE AGENTS

