

Thomas  
jackson  
ESTATE AGENTS



- Retirement Balcony Apartment
- Third Floor
- Lift To All Floors
- House Manger
- Cliff Top location
- Communal Garden, Lounge, Parking

## Flat 49 Dickens Court , Harold Road, Margate, CT9 2HN

£95,000

PRIVATE BALCONY! Thomas Jackson are delighted to bring to the market this 1 bedroom retirement apartment situated on the thirs floor of a well established retirement complex. Dickens Court is well known for its high levels of cleanliness and array of communal activities for its residents each week. The apartment itself benefits from a large double bedroom, a great sized lounge/diner which feeds through to the kitchen and the balcony.. You will also find a shower room designed for easy access. Dickens Court does benefit form its own residents lounge, laundry room , lift access to all floors, on sight manager and parking to the rear on a first come first served basis. Keys held for immediate viewings.



## Property Description

### THE PROPERTY

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### COMMUNAL ENTRANCE

Door to entrance hallway, coved ceiling, built-in storage cupboard with fuse boards and electric hot water system, wall mounted emergency pull cord, doors to:-

### HALLWAY

Communal entrance hallway, lift and stairs to all floors, house managers office and communal laundry.

### RECEPTION ROOM

19' 10" x 11' 1" (6.05m x 3.38m) Coved ceiling TV point, telephone point, French doors to kitchen, double glazed windows and double glazed door leads to the balcony.

### BEDROOM

15' 8" x 9' 7" (4.78m x 2.92m) Measurements include a bi-fold mirror door wardrobe coved ceiling, double glazed window, telephone point.

### KITCHEN

7' 7" x 7' 5" (2.31m x 2.26m) Irregular in shape, measurements to include a range of fitted base units with space for fridge freezer, work surface with stainless steel sink, single drainer and mixer tap, four burner AEG halogen hob, ceramic tiled splashback, coordinating range of wall cupboards and open display units, filter hood, larder





tower with a fitted electric oven, coved ceiling, double glazed window to side.

#### **SHOWER ROOM WC**

15' 8" x 9' 7" (4.78m x 2.92m) Suite comprising of low-level WC, vanity wash hand basin with mixer tap and storage area below, double walk-in shower enclosure with the main fed thermostatically controlled shower, attractive ceramic tiling, extractor fan, wall mounted fan heater, coved ceiling.

#### **LEASE DETAILS**

**106 years remaining**

**Service charge £1069.56 paid twice yearly**

#### **COMMUNAL GARDENS**

Lawned garden with patio areas, planted borders.

#### **PARKING**

Limited parking on a first come basis

#### **COUNCIL TAX**

Local Authority Thanet District Council

**Council Tax Band A**

**Council Tax Cost (PA) £1,487.54**


#### **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>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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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 The Property Ombudsman

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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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