



- Superb First Floor Flat
- Contemporary Design Throughout
- One Double Bedroom
- Gas Central Heating
- Column Radiators
- High Gloss Kitchen with Appliances
- Communal gardens
- No forward chain

38A Perkins Avenue, Margate, CT9 4AU

* ITS THE LITTLE TOUCHES THAT MAKE THE DIFFERENCE * A superb first floor apartment in a popular location. The property has recently undergone huge refurbishment to a very high standard, including a high gloss fitted kitchen with integrated oven, hob, washing machine and fridge freezer. The bathroom is also fitted with quality appliances and offers bath with shower over and has beautiful tiling to walls and floor. The double bedroom has two built in storage cupboards while the reception room is dual aspect. Offered chain free with a long lease, gas central heating with modern column radiators as well as double glazing. To the rear well-kept communal gardens.

Offers In Excess Of £145,000



Property Description

THE PROPERTY

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COMMUNAL ENTRANCE HALLWAY

Entry phone and fob entry.

STAIRS TO:-

First floor landing, door to:-

ENTRANCE HALLWAY

Entrance door into hallway, ceiling set with inset LED lighting, smoke detector, wall mounted entry phone system, contemporary radiator, doors to:-

RECEPTION ROOM

13' 8" x 11' 2" (4.17m x 3.4m) Two double glazed windows, contemporary column style radiator, plenty of power points with USB outlets, TV point.

BEDROOM

11' 11" x 11' 4" (3.63m x 3.45m) Into door well, double glazed window, column style radiator, PowerPoint with USB outlets, drawer to two storage cupboard.

KITCHEN

8' 8" x 8' 7" (2.64m x 2.62m) Measurements include a well planned range of high gloss units, kick plinths fitted with LEDs, electric fan oven, integrated fridge and freezer, integrated washing machine, block edge worksurface over is in set with a four burner induction hob And a ceramic sink with a mixer tap over, attractive up stands and Metro tiling, range of coordinating wall units with a fitted filter hood, contemporary radiator door to larder cupboard which also houses meters for gas and electricity as well as a warm mounted gas boiler, double glaze window.

BATHROOM





Suite comprising of panel bath with mixer taps and also a recessed thermostatic shower with a glass shower screen to the side, low level WC, wash basin with two drawers and mixer tap, extractor fan, ceiling in is inset with LED downlights, double glazed window, radiator, attractive tiling to floor and walls.

COMMUNAL GARDENS

Large communal lawned gardens, drying area.

MEASUREMENTS

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.

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

COUNCIL TAX

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

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.

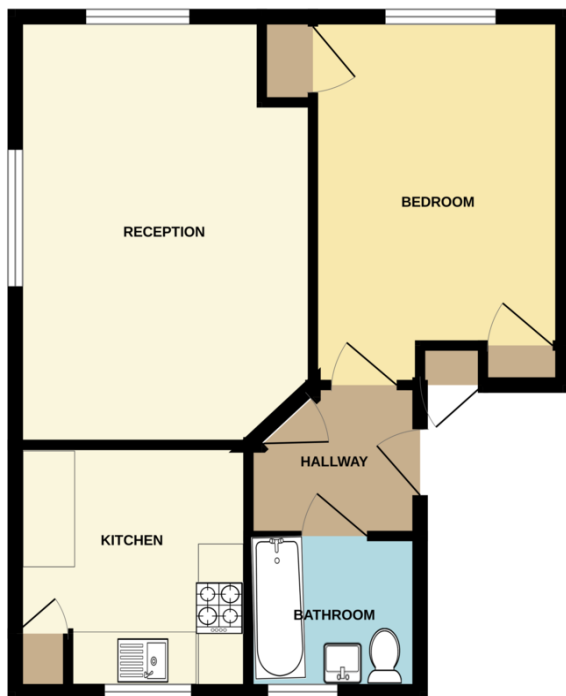
LEASE DETAILS

124 years remain on the lease
Service charge is £1368 PA
Ground Rent – Peppercorn

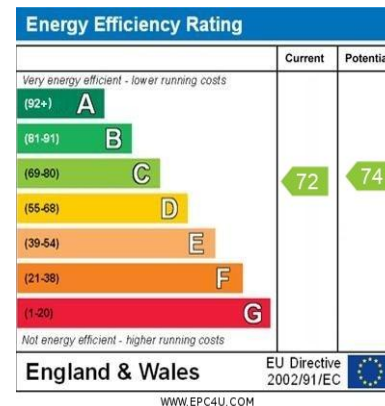
AGENTS NOTES

Our Vendor advises that there is a storage cupboard on the landing, plus an under stairs storage cupboard.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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152 Northdown Road, Cliftonville,
Margate, Kent, CT9 2QN

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

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