



Thomas  
jackson  
ESTATE AGENTS



## 10 Paragon Court

Margate, CT9 1JB

- Sea View Apartment
- Second Floor
- Three Bedrooms
- Kitchen With Appliances

**£250,000**

EPC Rating 'TBC'





## Property Description

### THE PROPERTY

A beautiful, character sea view apartment situated in a well-regarded Grade II block on Cliftonville cliff tops. Situated on the second floor of this imposing block and comprising long entrance hallway, reception room, three bedrooms, fitted kitchen with appliances plus a split-level bathroom. The property boasts gas central heating and neutral decoration throughout. There is major improvement planned for the block which will increase the service charge for the short term, the property is keenly priced taking this into account. The property is available chain free and also has 140 years remaining on the lease.

### COMMUNAL ENTRANCE

0' 0" x 0' 0" (0m x 0m) Entry phone, stairs to:-

### ENTRANCE HALLWAY

24' 0" x 0' 0" (7.32m x 0m) A long internal hallway, radiator, door to storage cupboard houses fuses, stairs down to bathroom, doors to:-



#### RECEPTION ROOM

12' 01" x 11' 03" (3.68m x 3.43m) Two panel glazed sash windows with direct sea views, TV point, radiator.

#### KITCHEN

13' 04" x 5' 10" (4.06m x 1.78m) Measurements include a range of fitted base units with space for fridge freezer, slimline dishwasher and washing machine. There is a fitted electric oven and a four-burner halogen hob inset into a wood block work surface plus a stainless steel sink and mixer tap, ceramic tiled splash backs, wall cabinets, filter hood, panel sash window with sea views, wall mounted gas boiler, polished porcelain floor tiles.



#### BEDROOM ONE

13' 04" x 9' 08" (4.06m x 2.95m) Panel glazed sash window with sea views, radiator, door to built in storage cupboard.

#### BEDROOM TWO

11' 1" x 6' 8" (3.38m x 2.03m) Panel glazed sash windows with sea views, radiator.

#### BEDROOM THREE

10' 9" x 6' 10" (3.28m x 2.08m) Panel glazed sash window with sea views, radiator.



#### BATHROOM

Split level bathroom is down a few steps from the entrance hallway, comprising panel bath with mixer tap and shower fitment over, a low-level Wc and wash hand basin combination with storage, tiled splash backs, frosted window to the rear, heated towel rail.

#### 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.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### LEASE DETAILS

We understand that there are 140 years remaining  
Service charge in the short term is £4000 Pa

#### 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



152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

[www.thomasjackson.biz](http://www.thomasjackson.biz)  
01843 221000  
[sales@thomasjackson.biz](mailto:sales@thomasjackson.biz)

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

