



Thomas  
jackson  
ESTATE AGENTS



6 Airedale Close

Margate, CT9 2SZ

- Purpose Built Flat
- Ground Floor
- One Double Bedroom
- GCH and DG
- New Lease of 125 Years
- Chain Free
- Viewing Advised

**£110,000**

EPC Rating '71'





## Property Description

### THE PROPERTY

A super ground floor apartment situated close to plenty of local facilities including Dane park. Situated on the ground floor, the property consists of hallway, sitting room, one double bedroom, kitchen and shower room Wc. To the rear there are well kept communal gardens as well as a drying area. The property boasts gas central heating as well as double glazing and is available chain free. A new 125 year lease will be created upon completion.

### COMMUNAL ENTRANCE

Communal entrance with entry phone system.

### RECEPTION ROOM

12' 11" x 12' 2" (3.94m x 3.71m) Three double glazed windows, double radiator, telephone and TV point.

### KITCHEN

9' 4" x 8' 0" (2.84m x 2.44m) Measurements include a range of fitted base units with space for cooker, washing machine, fridge freezer, Work surface over set with a



stainless steel sink and mixer taps, tiled splashback, double glaze window, extractor fan, matching wall cabinets, wall mounted gas boiler, double radiator, door to larder cupboard housing metres and fuse board.

#### **BEDROOM**

11' 2" x 10' 5" (3.4m x 3.18m) Picture rail, double glazed window, double radiator, door to built-in wardrobe, telephone point

#### **SHOWER ROOM**

Comprises of a large walk-in shower area with disabled access and drop down seat, wall mounted electric shower, wash basin low level WC double glazed window, wall mounted fan heater, tiled splashback.



#### **LEASE DETAILS**

A new 125 year lease to be granted  
Service Charge is £2,211.96 PA  
Ground rent is Peppercorn

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

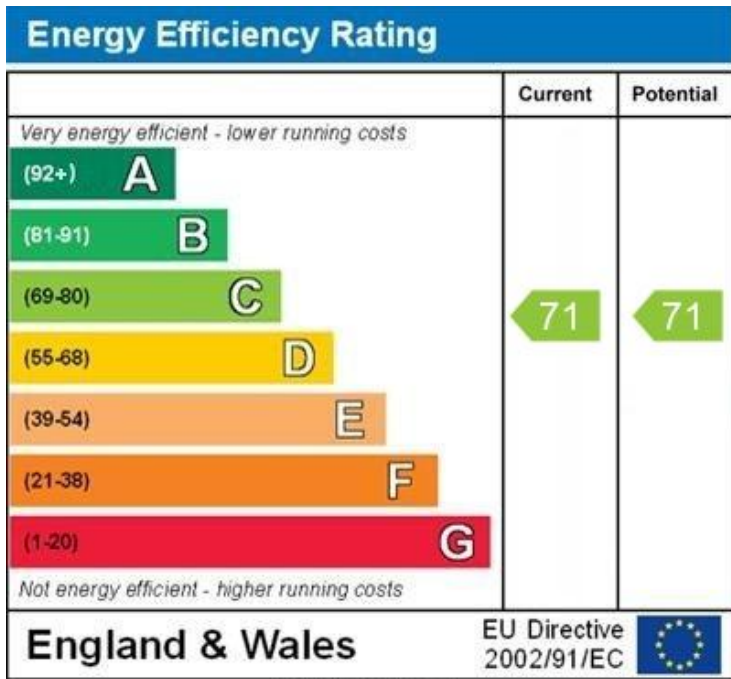


#### **COUNCIL TAX**

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



WWW.EPC4U.COM



152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

www.thomasjackson.biz  
01843 221000  
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

