



- New 125 Year Lease
- First Floor
- Purpose Built
- Modern Kitchen
- Chain Free
- Communal Gardens
- GCH & DG

44 Balmoral Road, Margate, CT9 5PG

£120,000

A super first floor apartment set close to an abundance of local facilities. The property is purpose built and enjoys a new 125 year lease. Comprising of communal entrance with key fob access and entry phone system, steps lead to the first floor and personal front door. There is a hallway, sitting room, bedroom, fitted kitchen and bathroom and WC. The property boasts gas central heating as well as double glazing. To the rear a communal garden and drying area. The property is available chain free and thought perfect for a first time buyer or maybe those looking to downsize.



Property Description

THE PROPERTY

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COMMUNAL ENTRANCE

Entry fob allows access to communal entrance with stairs leading to 1st floor

ENTRANCE HALLWAY

Entrance door to hallway, wall mounted entry system, door to airing cupboard which houses electric meter and fuse board. Doors to:-

SITTING ROOM

15'0" x 10'11" (4.57m x 3.33m) Double glazed to front, double radiator, TV point.

KITCHEN

10'11" x 7'5" (3.33m x 2.26m) Measurements include a range of fitted base units with space for gas or electric freestanding cooker, space for fridge freezer, space for washing machine, worksurface over inset with a stainless steel sink and mixer tap, matching up stands, stainless steel splash above the cooker, range of coordinating wall cupboards, double glazed window, double radiator, door to larder cupboard offering plenty of storage and also housing wall mounted gas boiler.

BEDROOM

11'10" x 9'11" (3.61m x 3.02m) Double glazed window, double radiator.

BATHROOM

Bathroom suite comprises of a panel bath with twin grips, pedestal wash basin and a low level WC, double glazed window, extractor fan, double radiator.

COMMUNAL GARDENS

Communal lawn and drying area.





LEASE DETAILS

A new lease of 125 years to be created

Service charge - £1,311.20 PA

Ground Rent - Peppercom

COMMUNAL PARKING

Four spaces, on a first come first served basis.

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band A

Council Tax Cost (PA) £1,487.54

MEASUREMENTS

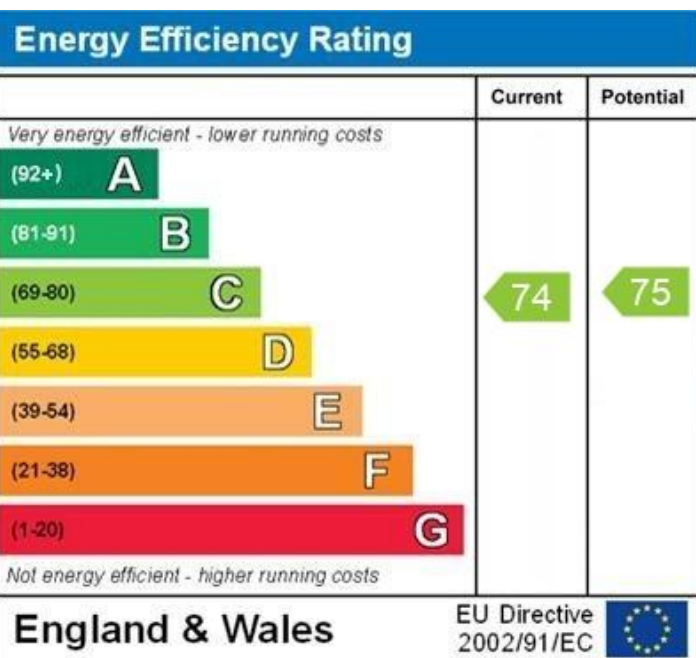
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ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out a anti money laundering checks prior to instructing Solicitors

COMMUNAL GARDEN



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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 are 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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