



Thomas
jackson
ESTATE AGENTS



8 Mentmore Road

Ramsgate, CT12 6RY

- Ground Floor Flat
- Purpose Built
- 125 Year Lease
- One Double Bedroom
- Private Garden
- Perfect FTB

£115,000

EPC Rating '69'





Property Description

ENTRANCE HALLWAY

Double glazed entrance door into hallway, door to airing cupboard offering storage, further doors to:-

SITTING ROOM

15' 11" x 11' 1" (4.85m x 3.38m) Double glazed window to front, double radiator, TV point, telephone point.

BEDROOM

14' 8" x 8' 3" (4.47m x 2.51m) Double glazed window to rear, double radiator.

WET ROOM WC

Comprising low level WC wall mounted wash basin with an electric shower, double glazed window, radiator, extractor fan, wall mounted electric fan heater.

KITCHEN

9' 4" x 5' 3" (2.84m x 1.6m) Measurements to include a range of fitted base units with space for washing machine under counter fridge and cooker, worksurface over inset

with a stainless steel sink with mixer tap, ceramic tile splashback, wall mounted units over, double glazed window, extractor fan, wall mounted gas boiler for central heating and hot water, cupboard housing meters.

Garden

To the rear a private garden with storage shed.

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 firms 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.

COUNCIL TAX

Local Authority Thanet District Council
Council Tax Band A
Council Tax Cost £1,610.30

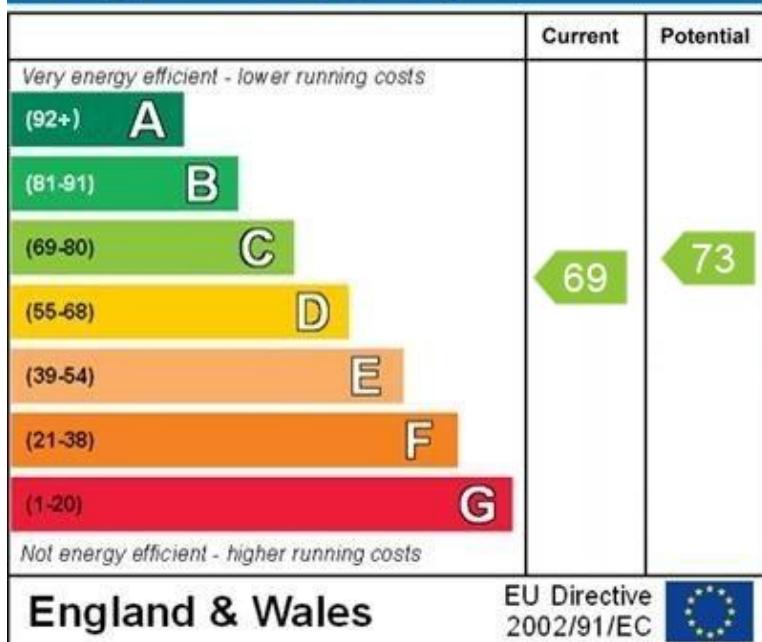
LEASE DETAILS

New 125 year lease to be created
Service Charge is £829.81 PA 24/25
Ground rent peppercorn

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.

Energy Efficiency Rating



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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

