



Thomas
jackson
ESTATE AGENTS



6 Ellen Avenue

Ramsgate, CT11 7DD

- First Floor Flat
- One Double Bedroom
- Personal Entrance
- Gas Central Heating
- Chain Free
- Gas Central Heating
- Double Glazing
- New 125 Year Lease

£90,000

EPC Rating '70'





Property Description

TYHE PROPERTY

Introducing a fantastic opportunity for first-time buyers, this one-bedroom purpose-built flat offers a comfortable and practical living space. The property, with the benefit of no onward chain, features a bright sitting room, a double bedroom, and a separate kitchen and bathroom. A key feature is the private balcony, providing a welcome outdoor space for relaxing. The flat benefits from gas central heating and double glazing throughout, ensuring a warm and quiet environment. While internal decoration would be beneficial to enhance its appeal, it presents a perfect canvas for a new owner to put their personal stamp on. The property also benefits from a new 125-year lease and access to communal gardens.

ENTRANCE HALLWAY

Access to loft space, doors to:-

SITTING ROOM

13' 4" x 11' 4" (4.06m x 3.45m) Double radiator, double glazed window, double glazed door onto a small balcony.



BEDROOM

11' 8" x 9' 6" (3.56m x 2.9m) Maximum measurement, two double glazed windows, double radiator, door to two built in wardrobe with hanging rail and storage shelf.

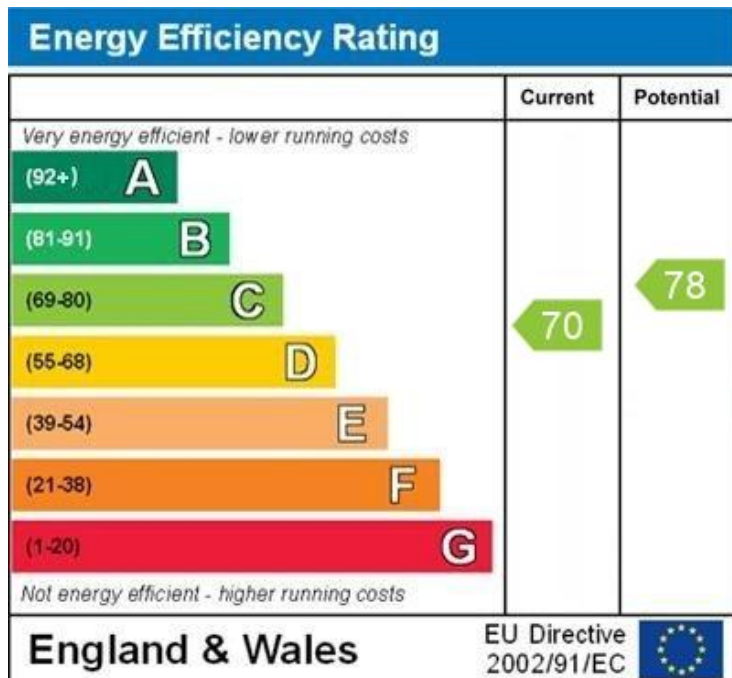
KITCHEN

11' 3" x 4' 9" (3.43m x 1.45m) Measurements include a range of fitted base units with space for gas or electric cooker, space for washing machine, space for fridge freezer, worksurface over is inset with a stainless steel sink and mixer taps, tiled splashback, double glazed window to front, matching wall cabinets, extractor fan, wall mounted gas boiler



BATHROOM

Suite comprises of a low-level WC, panel bath with twin grips, or mounted wash basin, tiled splashback, double glaze window, extractor fan, radiator.



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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.

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.

SERVICE CHARGE

A new lease of 125 years is to be created
Service charge £998.38 PA
Ground Rent - Peppercorn

COUNCIL TAX

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



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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.

