



Thomas
jackson
ESTATE AGENTS



Gainsboro Road

Birchington, CT7 9EU

- Well Regarded Block, Purpose Built Flat
- Close To Beach, Station & Shops
- Two Double Bedrooms
- Large Open Plan Reception Room
- First Floor
- Covered Parking
- Communal Gardens
- 963 Years Remain On The Lease

£226,000

EPC Rating 'TBC'





Property Description

THE PROPERTY

This well-regarded, purpose-built first-floor apartment offers generous living space and the chance to create a stylish home with a little redecoration. Set within an attractive block surrounded by large communal gardens, the property features two double bedrooms, a spacious family bathroom, a fitted kitchen, and a spacious sitting room with a Juliet balcony overlooking the landscaped grounds. With the added benefit of covered parking, close proximity to the beach, train station and excellent local shopping facilities, making this a sought-after location, it presents a superb opportunity for comfortable living with great potential.

COMMUNAL ENTRANCE

Wall mounted entry phone, steps to:-

ENTRANCE LOBBY

Wall mounted storage cupboards, door to cloak cupboard with hanging rail and storage shelf, Door opening to:-





RECEPTION ROOM

27' 7" x 13' 10" (8.41m x 4.22m) Reducing two 7'11", dual aspect room with large double glazed window, double glazed door to Juliet balcony, double glazed window, two economy seven storage heaters, timber fire surround, TV point, telephone point, intercom system point, Doors to:-

KITCHEN

9' 11" x 6' 2" (3.02m x 1.88m) Measurements include a well planned run of kitchen units with space for freestanding electric cooker, space for fridge freezer and washing machine, work surface over inset with stainless steel sink, tiled splashback, range of coordinating wall cupboards over, extractor fan, two double glazed windows to side.

INNER HALLWAY

9' 4" x 3' 4" (2.84m x 1.02m) economy 7 storage heater, telephone point, internal window, door to airing cupboard with a factory laced hot water cylinder and airing space, doors to:-

BEDROOM

13' 0" x 10' 7" (3.96m x 3.23m) Double glazed window to side plus high-level double glazed window, measurements plus depth of extensive built-in wardrobes with sliding doors hanging rail and storage shelving.



BEDROOM

10' 6" x 10' 0" (3.2m x 3.05m) Double glazed window plus double glazed high-level window, range of built-in storage with hanging around storage shelving.

BATHROOM

Bathroom suite comprises of a panel bath, pedestal wash basin and low-level WC, ceramic tiling, double glazed window, extractor fan, heated towel rail, electric fan heater wall mounted.





LEASE DETAILS

We understand that there are an unexpired 936 years remaining

The service charge is £175 pcm

COUNCIL TAX

Local Authority Thanet District Council

Council Tax Band B

Council Tax Cost (PA) £1,846.21

ANTI MONEY LAUNDERING

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.

MEASUREMENTS

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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 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

