

Terence Painter

ESTATE AGENTS

- Ground Floor Garden Flat
- One Bedroom
- 18ft Lounge/diner
- Fitted Kitchen
- Shower Room/W.C.
- 15m (50ft) Private Rear Garden
- Off Street Parking
- Close to Local Shops & Amenities
- No forward Chain
- Cash Buyers Only



Flat 1, Hansard Court, 160 Canterbury Road, Margate, Kent. CT95DB.

Leasehold Share of Freehold £160,000

## SPACIOUS GROUND FLOOR FLAT WITH PRIVATE ENTRANCE, 50ft PRIVATE GARDEN AND PARKING

Located close to local shops at Garlinge and within half a mile of the sea front and railway station this spacious ground floor flat benefits from its own pretty and spacious private garden with feature covered veranda. The property also benefits from shared parking located at the front of the property. The property features a bright 18ft lounge/diner, an L-shaped bedroom, good sized kitchen, a shower room/W.C. and electric storage heating. The property is well presented although it would benefit from some updating. The property is being offered chain free and would in our opinion make an ideal retirement or holiday home. The vendors are seeking cash buyers only for the property.

### Entrance

#### Private Ground Floor Entrance Door

Entrance to the property is via a few steps leading up to a private UPVC front door.

#### Hallway

4.720m x 1.060m (15' 6" x 3' 6") With doors leading to all rooms. Dado rail. Vinyl flooring.

#### Lounge/diner

5.550m x 3.750m (18' 3" x 12' 4") With feature double glazed bay window to front. Ornamental red brick fireplace. Coved ceiling. Newly fitted carpet. Built-in storage cupboard. Electric storage heater.

#### Kitchen

3.270m x 2.680m (10' 9" x 8' 10") Fitted with a range of wall and base cupboards. One and a half bowl sink unit inset to laminate work surface area. Space for electric cooker with extractor over. Space for fridge-freezer. Electric water heater. Vinyl flooring. Double glazed window and door leading out onto covered veranda and the rear garden.

#### Shower Room/W.C.

2.710m x 1.50m (8' 11" x 4' 11") Fitted with shower cubicle with sliding screen door and electric shower. Wash basin with vanity storage under and low level W.C. Electric fan heater. Extractor.

#### Rear Garden

With feature covered veranda area with concrete base. Step down to path and lawned areas. Featuring mature planting fruit tree, borders and timber shed.

#### Front Garden & Parking

At the front of the property is shared driveway and parking area. There is a small private garden area leading to the flat.

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## Lease

The property benefits from the remainder of a 99 year lease which commenced in June 1987 (approx. 65 years remaining). We are advised that the vendors have the benefit of a quarter share of the company which owns the freehold.

## Maintenance & Ground Rent Charges

We are advised that the ground rent is set at £25 per annum. Maintenance of the property is shared between the four flats. Building Insurance for the current year is £198.95 per flat.

## Agents Notes

1. The vendors are seeking offers from cash buyers only.
2. We are advised that pets and long-term lets are permitted but short-term and holiday lets are not.



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| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            | 68        |
| (39-54) <b>E</b>                                   | 41                         |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

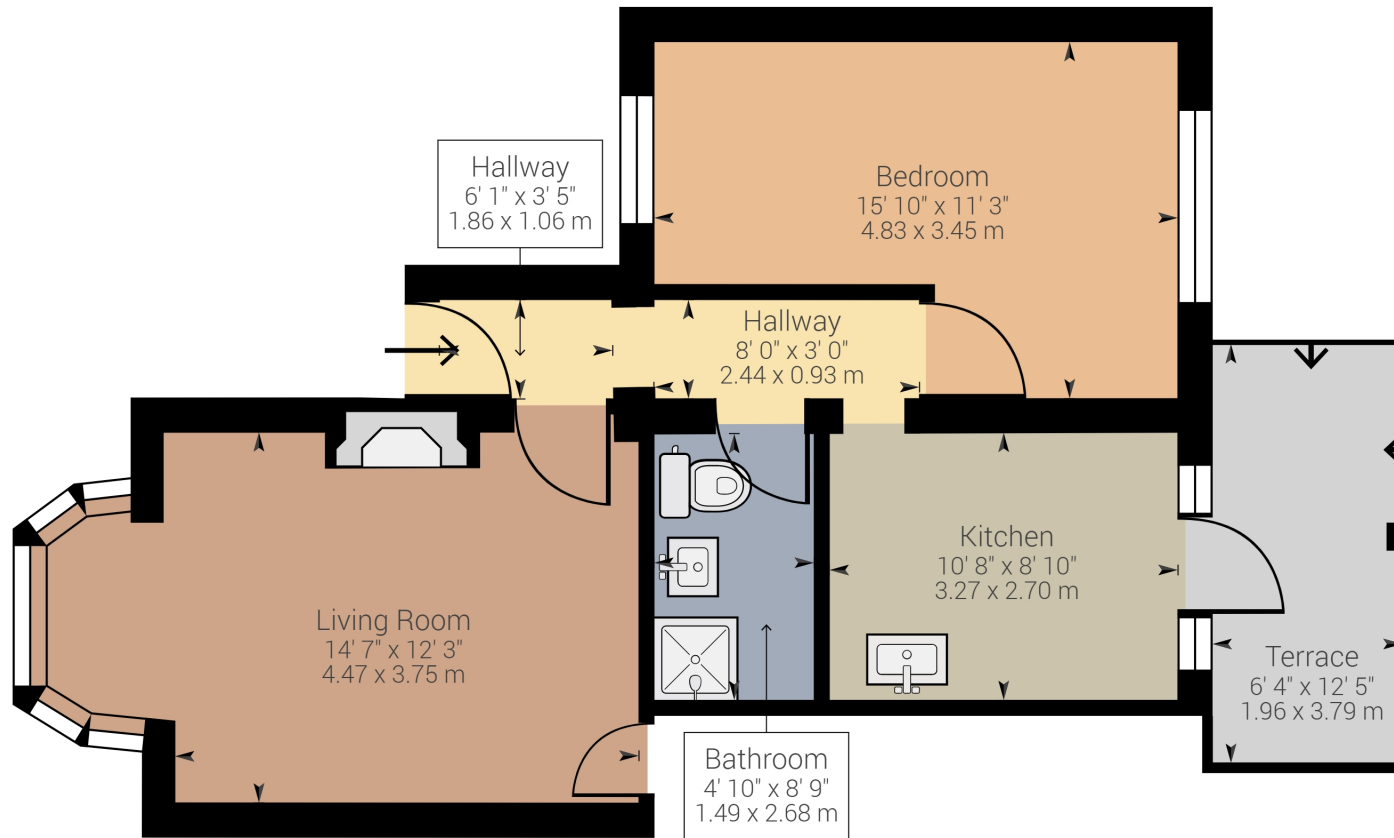


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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