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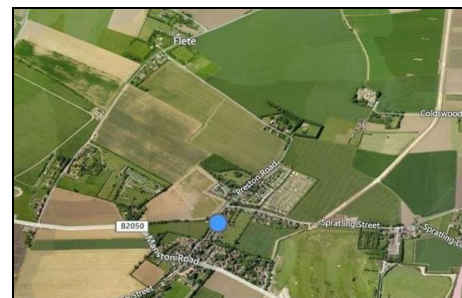
0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



The Leys, Preston Road, Manston Ramsgate £105,000



- PURPOSE BUILT MAISONETTE IN RURAL SETTING
- LARGE LOUNGE & TWO BEDROOMS
- WINDOWS
- ALLOCATED PARKING
- NO FORWARD CHAIN
- DOUBLE GLAZING TO MOST

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

CASH BUYERS. Great potential as a buy to let investment. This first floor maisonette located in a semi-rural location in Manston offers countryside living and is just a short 4 mile drive from Sandy Beaches at Broadstairs and Ramsgate. Local amenities and Westwood Cross shopping centre are also easily accessible. The property benefits from a spacious sitting room measuring 14'6 x 14'3, kitchen/breakfast room, two double bedrooms and a shower room. The property has gas fired central heating via radiators, double glazing to most windows and allocated parking. The vendor has advised us that the property has approximately 63 Years remaining on the lease and that a lease extension would be possible subject to an application through Thanet Council.

Description

Entrance Hall: Textured ceiling, staircase leading to:-

First Floor Inner Hallway: Split level staircase with a built in storage cupboard on half landing with window and power point and space for fridge/freezer, access to loft space, textured ceiling, carpet, radiator.

Sitting Room: 14'5 x 13'11 (4.4m x 4.24m) Bright room with dual aspect double glazed windows, textured ceiling, carpet, two wall mounted radiators, chimney breast, and TV and telephone point.

Kitchen/Breakfast Room: 11'11 x 8'6 (3.63m x 2.59m) Textured ceiling, double glazed window to side, vinyl style floor covering, selection of base units with work tops above, stainless steel sink drainer unit, part tiled walls, space for cooker, washing machine, fridge and tumble dryer, TV point.

Shower Room: Textured ceiling, vinyl style floor covering, wash hand basin with taps over, low level WC, wall mounted radiator, shower cubicle with shower unit, double glazed window to side aspect with obscured glass.

Bedroom 1: 14'9 x 9'10 (4.5m x 3m) Double glazed window to front aspect, two wall mounted radiators, carpet as laid, TV and telephone point.

Bedroom 2: 10'10 x 9'9 (3.3m x 2.97m) Double glazed window to side, radiator, TV point, built in cupboard housing combination boiler (not tested).

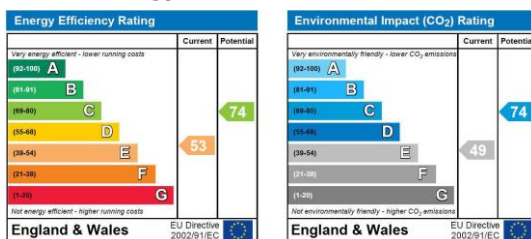
Outside:

Garden Area: The vendor informs us that there is an outside laid to lawn garden area located close to the property.

Parking: The current vendor informs us that there is allocated parking at the rear of the property.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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