

# Terence Painter

ESTATE AGENTS



- Ground Floor Apartment
- One Double Bedroom
- Walk in Wet Room
- Bright & Airy Lounge Overlooking the Gardens
- Fitted Kitchen & Appliances
- Parking
- Communal Lounge/Kitchen/Laundry Room
- Warden Assisted
- Warden Available Mon-Fri Between 9am -1pm
- Over 55's Only
- Communal Gardens
- No Forward Chain



Flat 5 The Mansions, Fairfield Road, Broadstairs, Kent. CT102QH.

Leasehold £99,000

BEAUTIFULLY CARED FOR ONE BEDROOM APARTMENT WITH NO ONWARD CHAIN. Terence Painter Estate Agents are pleased to be marketing this modern purpose built ground floor apartment in the Mansions, Broadstairs. The property is situated close to local amenities including Asda, Tesco and the picturesque town center with its array of shops, restaurants and sandy beaches. These particular properties are for people 55 years and over and there is a Warden on site five days a week. Internally the property consists of: One double bedroom with fitted wardrobes, walk in wet room and a lounge which is open plan to the fitted kitchen with integrated appliances. The Mansions has a great community that regularly meet for coffee mornings and social evenings. There are communal gardens to enjoy, communal lounge, laundry room and kitchen. Viewing is a must to appreciate this little gem. Call us today on 01843 866866. No Chain.

## Ground Floor

### Communal Hallway

Via entry phone system.

Access to communal lounge, kitchen, laundry room and the apartment.

### Entrance Hall

Via hardwood front door.

Telephone point, entry phone, wall mounted fuse box, electric wall heater, large store cupboard housing the water tank. Doors to all rooms.

### Wet Room

1.660m x 2.059m (5' 5" x 6' 9") Low level w.c, wash hand basin with vanity unit under, fully tiled floor and walls, wall mounted shower, extractor fan and heated chrome towel rail.

### Bedroom

4.150m into doorwell x 3.689m (13' 7" x 12' 1") Double glazed window to the side, wall mounted electric heater, two built in wardrobes, coving, television point and telephone point.

### Lounge

3.887m x 4.021m (12' 9" x 13' 2") Double glazed window to the front, double glazed door to the communal gardens, wall mounted electric heater, television point, telephone point, coving and open arch to the kitchen.

### Kitchen

2.605m x 1.625m (8' 7" x 5' 4") Fully fitted range of matching wall and base units with marble effect work surfaces, inset stainless steel sink with "Quooker" instant hot tap, integrated oven with drop and slide door, electric hob with extract over, integrated dish washer, fridge/freezer, coving and tiling to splash back.

## External Areas

### Communal Gardens

### Parking

Parking on site.

**Flat 5 The Mansions, Fairfield Road, Broadstairs, Kent. CT102QH.**

**£99,000**

## Other Information

### Lease & Charges

The vendor has informed us of the following:

The Lease is 99 years from 25th April 2000

Ground Rent £222.61 every 6 months

Maintenance Charge is £209.60 a month

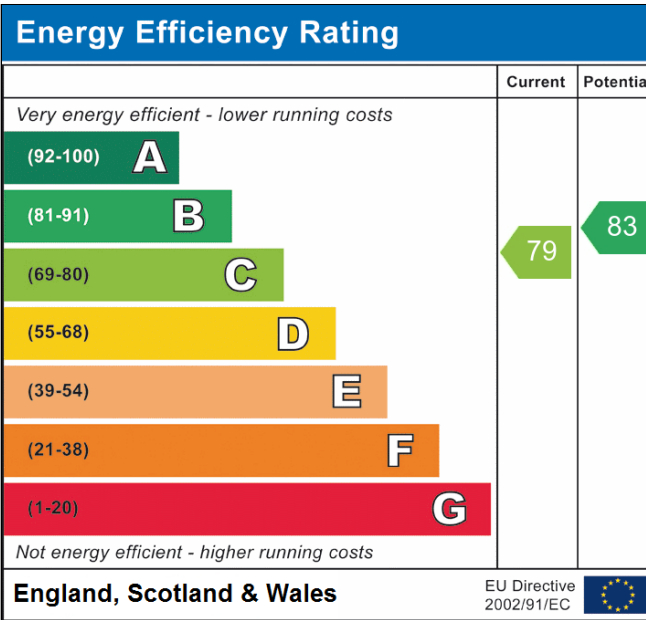
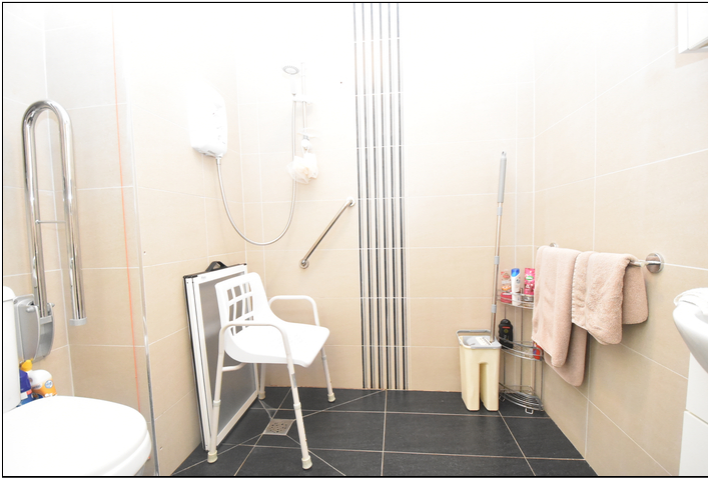
Managing Company is Mill Stream Estates & Management.

This information will need to be checked and verified by any potential purchasers Solicitor.



**Flat 5 The Mansions, Fairfield Road, Broadstairs, Kent. CT102QH.**

**£99,000**



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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Total Approx. Floor Area 450 Sq.Ft. (41.8 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2021

Flat 5 The Mansions, Fairfield Road, Broadstairs, Kent. CT102QH.

£99,000