



Terence Painter

ESTATE AGENTS

- No Forward Chain!
- One Bedroom Apartment
- 19' Living Area & Kitchen
- High End Specification in All Rooms
- 13' Bedroom
- Stunningly Presented
- Space for Home Office
- Close to Town Centre & Sea Front
- Kitchen with Integrated Appliances and Quartz Worktops



Flat 4, 2 The Vale, Broadstairs, Kent. CT101RB.

Leasehold £235,000

STUNNINGLY PRESENTED, LUXURIOUS ONE BEDROOM APARTMENT IDEALLY SITUATED WITHIN YARDS OF THE PICTURESQUE VIKING BAY & HIGH STREET.

Offered to the market with no forward chain is this beautiful and unique one bedroom apartment that boasts a high end finish and spacious living arrangement. The apartment benefits from a 19' lounge/kitchen with fitted appliances, 13'0 bedroom with fitted wardrobe, space for a home office area and a well appointed shower room.

This home doesn't just benefit from its top quality finish but also from its brilliant location, which is within yards of the bustling High Street of Broadstairs and closely located to a plethora of Pubs, Restaurants, Shops, Schools and Transport links.

Don't miss out on your opportunity to view this stand out apartment, call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing!

Communal Entrance

Enter into the communal hallway via a wooden door.

Entrance Hallway & Home Office Area

1.85m x 1.69m (6' 1" x 5' 7") Entrance into the apartment is gained via a wooden door into the entrance hall/home office; which features cushioned vinyl flooring, coving, space for a home office area and an electric consumer unit. The hallway features an arched doorway into another part of the entrance hall measuring 1.72m x 1.72m (5' 8" x 5' 8") that also features cushioned vinyl flooring, radiator and wooden doors to remaining rooms.

Open Plan Living Area + Kitchen

5.8m x 4.2m (19' 0" x 13' 9") This spacious room features a high end finish living and kitchen areas. The kitchen benefits from porcelain flooring with marble effect, high and low level fitted kitchen units, space and plumbing for a fridge-freezer, integrated electric oven and electric hob inset to quartz countertop with extractor fan over, gas fired boiler, down lights, inset sink and quartz splashback tiling.

The lounge area features a new double glazed sash windows to the front with a fitted windowseat that has storage space under, wall mounted lights, two radiators and engineered wooden flooring.

Bedroom

3.87m x 3.27m (12' 8" x 10' 9") The bedroom features a new double glazed sash bay windows to the rear, radiator, range of fitted wardrobes to one wall and engineered wooden flooring.

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Shower Room

2.2m x 1.5m (7' 3" x 4' 11") This well appointed shower room features marble flooring, part marble tiled walls, low level W.C, rainfall shower and hand held shower attachment with glass screen, down lights, ladder style radiator, vanity wash hand basin with mirror over and storage under, extractor fan and storage cupboard with space and plumbing for washing machine.

Council Tax

The Council tax band for this property is - A.

Parking

On street parking is available nearby.

Lease Information

- Service charge is £ 600 per year, paid in two instalments of £ 300.
- Ground rent is £ 200 per year.
- Lease is 92 years remaining, with an option of extension.

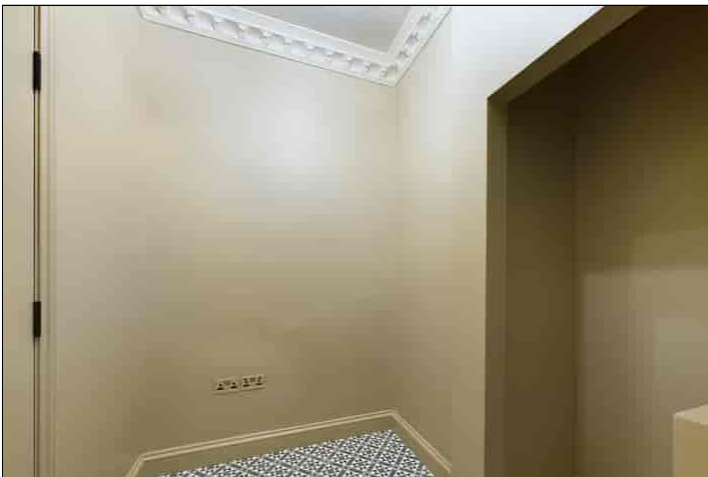
Agents Notes

- Brand new electric consumer unit and rewire, with building regulation certificates.
- Replumb and brand new boiler with a 10 year manufacturer guarantee.
- Sound proofing insulation in floors and ceilings.
- No dead zone guarantee Wi-Fi installed.



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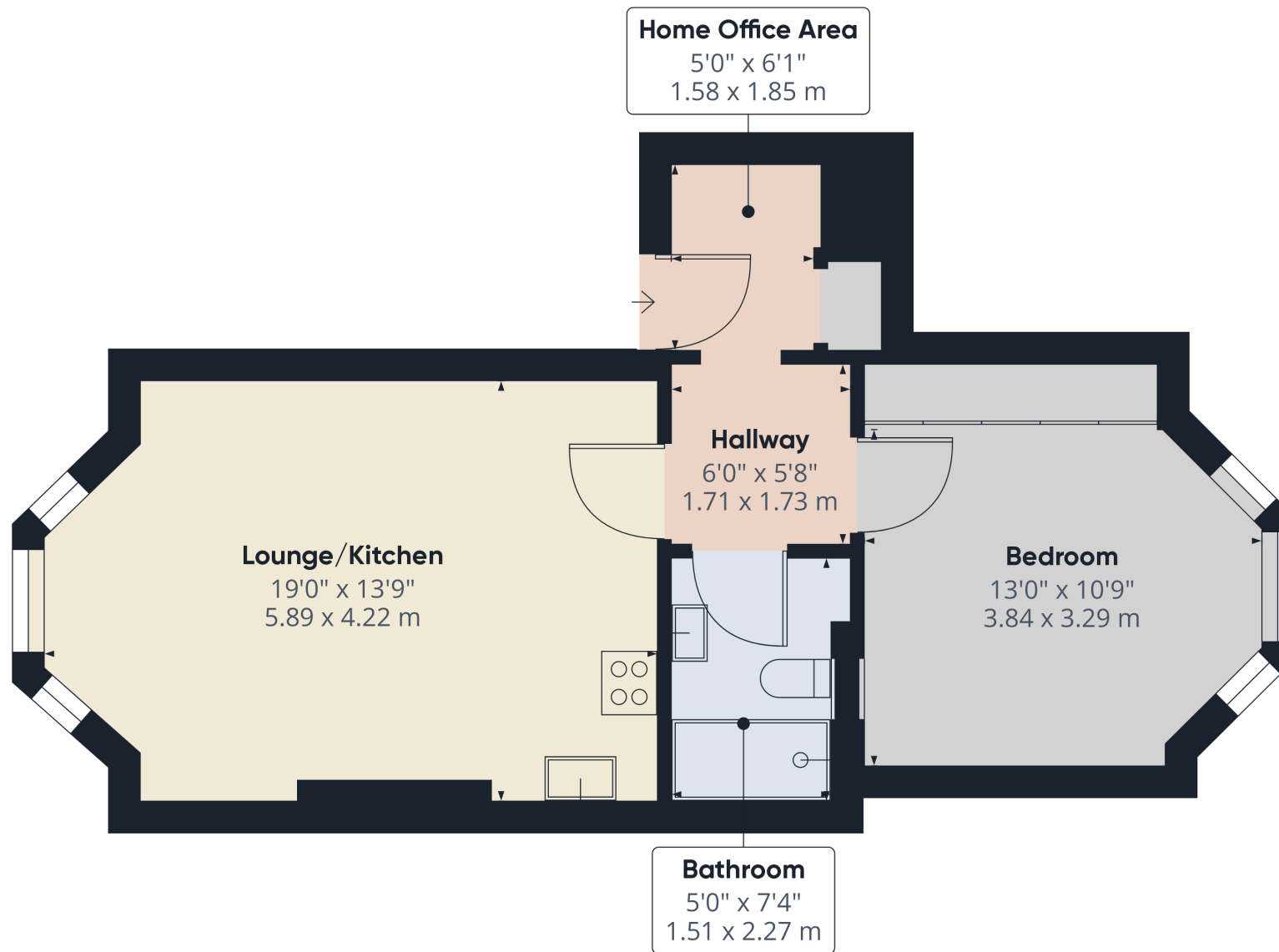


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾

497.19 ft²

46.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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