



Terence Painter

ESTATE AGENTS

- Beautiful Sea-side Apartment
- Two Bedrooms
- Open Plan Lounge with Fitted Kitchen
- Fitted Bathroom Suite with Shower
- Private Courtyard Garden
- No Onward Chain!
- Short Walk from Broadstairs Town & Train Station
- Ideal as a Second Home or Holiday Retreat
- Stone's Throw away from Viking Bay Beach
- Lower Ground Floor Garden Flat



Garden Flat, 19 Victoria Parade, Broadstairs, Kent. CT101QL.

Leasehold £275,000

BEAUTIFULLY PRESENTED SEAFRONT APARTMENT, IDEAL AS A HOLIDAY RETREAT OR BUY TO LET INVESTMENT! Terence Painter Estate Agents are proud to be marketing this spacious two bedroom lower ground floor apartment situated on the picturesque Victoria Parade, Broadstairs. This great property is within a stones throw of the sandy Viking Bay, a variety of restaurants, public houses and the quaint town. Internally there are two bedrooms, large bathroom with shower, second w.c and an open plan kitchen/living room which is bright and airy. There is also the added bonus of your own private courtyard garden. The current owners have maintained the property to a high standard and have enjoyed the property as a holiday retreat. We highly recommend you book a viewing to appreciate all on offer. Sole Agents. No Chain.

Lower Ground Floor

Covered Entrance

Via staircase down to the lower ground floor.

Open Plan Livingroom/Kitchen/Hallway

Via hardwood front door.

Hallway

Hallway - Laminate flooring, telephone point, inset spot lighting, large cupboard housing the boiler, door to the garden and all rooms.

Kitchen/Livingroom

6.60m x 5.62m (21' 8" x 18' 5") Kitchen Area - Range of matching wall and base units with granite effect worktops, inset stainless steel sink and drainer unit with mixer taps over. Four ring gas hob with stainless steel extractor over and matching splash back, integrated fridge/freezer, dish washer and double oven. Sash window to the front, laminate flooring and inset spot lighting.

Livingroom Area - Triple aspect sash bay window to the front, two radiators, television point, feature fire surround and door to Bedroom One.

Bedroom One

5.33m x 2.44m (17' 6" x 8' 0") Door to the living room, sash window to the rear, radiator and internal door to bedroom two.

Bedroom Two

4.29m x 2.12m (14' 1" x 6' 11") Door to the hallway, door to bedroom one, large store cupboard, radiator and sash window to the rear.

W.C.

Low level w.c, wash hand basin and wood frame frosted glass window to the side.

Bathroom

2.37m x 2.51m (7' 9" x 8' 3") Low level w.c, heated chrome towel rail, wash hand basin with vanity unit under, panelled bath with taps over, fully tiled walk in double length shower, wood frame frosted glass window to one side and double glazed frosted glass window to the other side. Inset spot lighting and an extractor fan.

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External Area

Courtyard Garden

4.59m x 4.11m (15' 1" x 13' 6") Paved with established flower beds and wall perimeters.

Lease Information

Lease Term - 125 years from and including the 24th June 2015.

Building Insurance - £ 197.00

Service Charge - £ 1,200.00

Ground Rent - £ 50.00

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

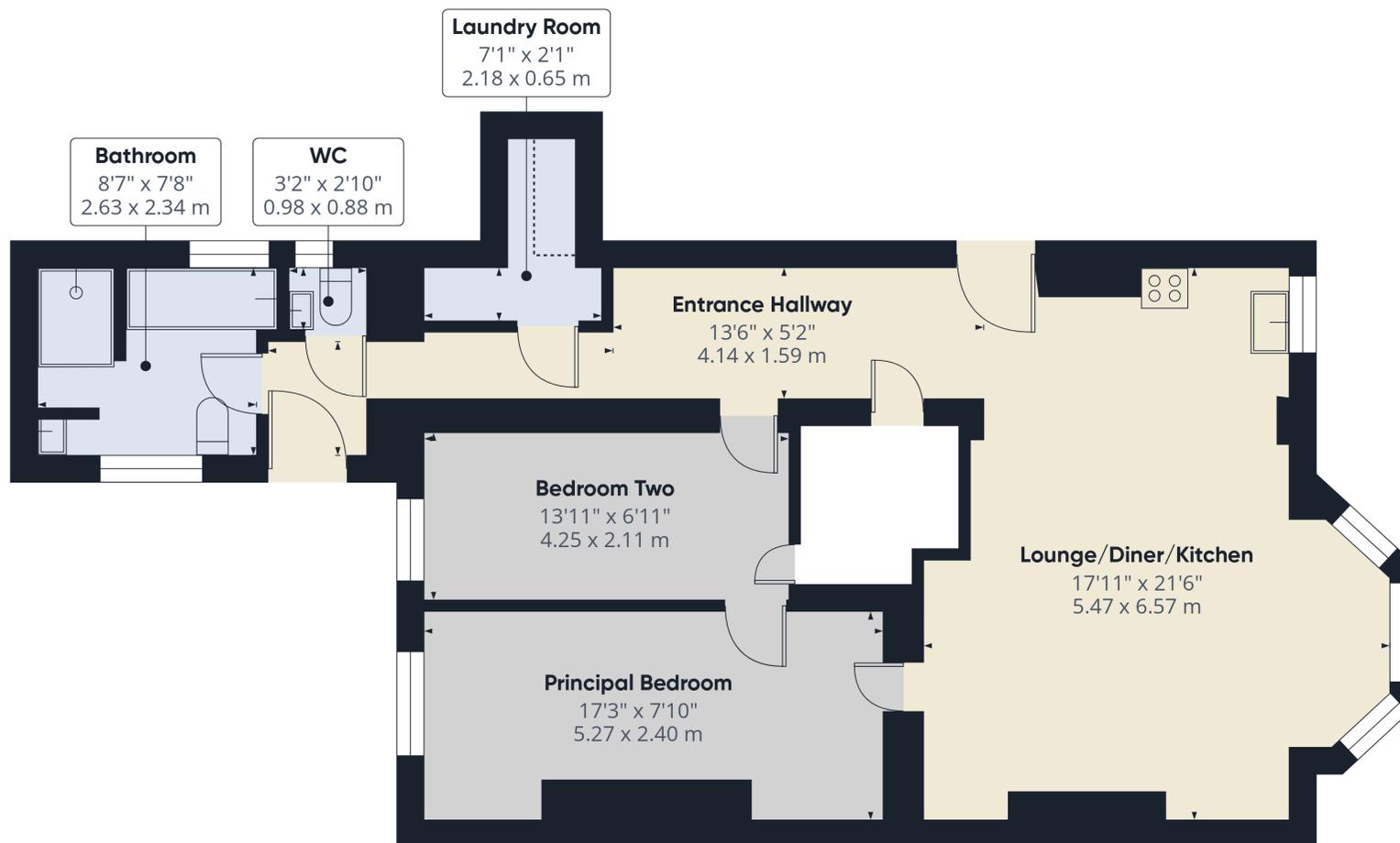


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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.



Approximate total area⁽¹⁾

757 ft²
70.3 m²

Reduced headroom

7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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