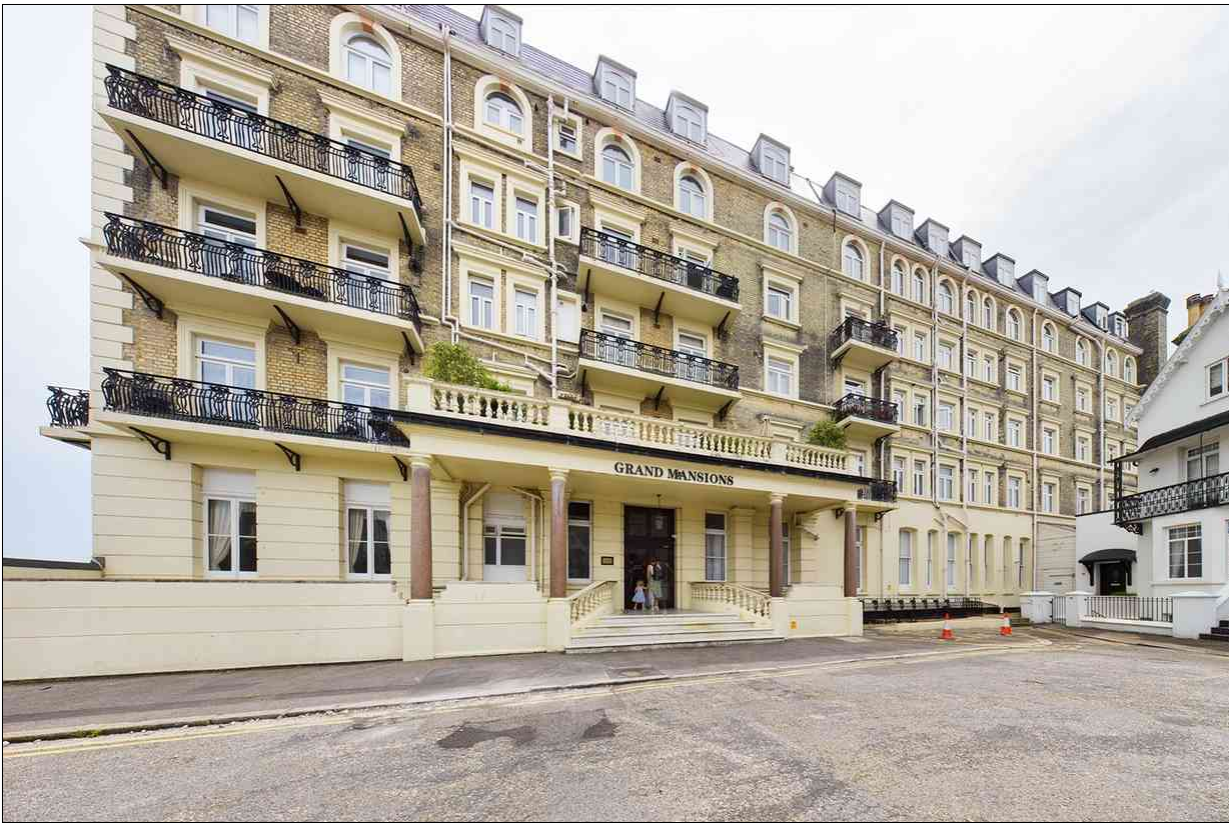


# Terence Painter

ESTATE AGENTS



- Spacious One Bedroom Apartment
- Close to Beach, Town & Train Station
- Low Maintenance Decked Garden
- Open Plan Lounge/Kitchen with Fitted Appliances
- Stunning Bathroom Suite
- No Forward Chain!
- A Stones Throw from Viking Bay
- Ideal as a Second Home or Holiday Retreat
- Recently Renovated
- Council Tax Band A



Flat 2B, Louisa Bay Apartments Lower Basement, Queens Gardens, BROADSTAIRS, Kent. CT10  
1QE.

Freehold

£300,000

BEAUTIFULLY PRESENTED ONE BEDROOM LOWER GROUND FLOOR APARTMENT WITH ATTRACTIVE CLIFF TOP GARDEN! Terence Painter Estate Agents are proud to bring to the market this attractive low maintenance apartment in the sought after Louisa Bay Apartments. Internally this property offers one double bedroom, gorgeous fitted bathroom suite with shower, and a large open plan lounge/kitchen with double doors that lead to the decked clifftop garden. There is access from the garden on to the parade which overlooks the picturesque Viking Bay.

Broadstairs shopping parade is a short walk away with its selection of Restaurants, Public Houses, Bakeries and Coffee Shops. Ramsgate Town center and Westwood Cross shopping complex are a short drive away with access to several Gyms, a Casino and much, much more.

Call us today to arrange your viewing on 01843 866866. Sole Agents. No Chain!

## Ground Floor

### Communal Hallway

Accessed via double doors, in to the main lobby area with access to the lift and stairs to all floors.

### Lower Ground Floor

### Entrance Hallway

Via double glazed frosted glass composite door.

Laminate flooring, radiator, television/telephone entry system, inset spot lighting and doors to all rooms.

### Bedroom

4.05m x 4.42m (13' 3" x 14' 6") Laminate flooring, two double glazed windows to the side, radiator, inset spot lighting and built in sliding mirror door wardrobes.

### Bathroom

3.18m x 2.69m in to recess (10' 5" x 8' 10") Fully tiled walls and floor, wash hand basin, roll top bath with mixer taps over, corner shower cubicle, inset spot lighting shaving point, extractor fan and two heated chrome towel rails.

### Kitchen/Lounge Area

7.19m into the bay x 6.99m into the bay (23' 7" x 22' 11") Range of matching fitted wall and base units with under lighting and kick board lighting, blue marble effect work tops, inset stainless steel sink and separate stainless steel drainer unit. Integrated dish washer, washing machine, fridge and freezer. Four ring stainless steel gas hob with oven under and extractor over, tiling to splash back.

Lounge Area, Laminate flooring, inset spot lighting, mirror wardrobe, cupboard housing combi boiler and radiator. Television and telephone point double glazed triple aspect bay window to the side and front with double glazed double doors leading out to the garden, three radiators.

### Outside Area

#### Garden

Accessed via metal staircase.

Mainly decked seating area with balustrade, raised and established flower beds. Wall perimeters, rear access via gate on to the cliff top parade with views over Viking Bay.

**Flat 2B, Louisa Bay Apartments Lower Basement, Queens Gardens, BROADSTAIRS, Kent. CT10 1QE.**

**£300,000**

### Further Information

The current Vendors have advised us of the following:

The property is a Freehold Flat.

Service Charge is £2000 Per Annum

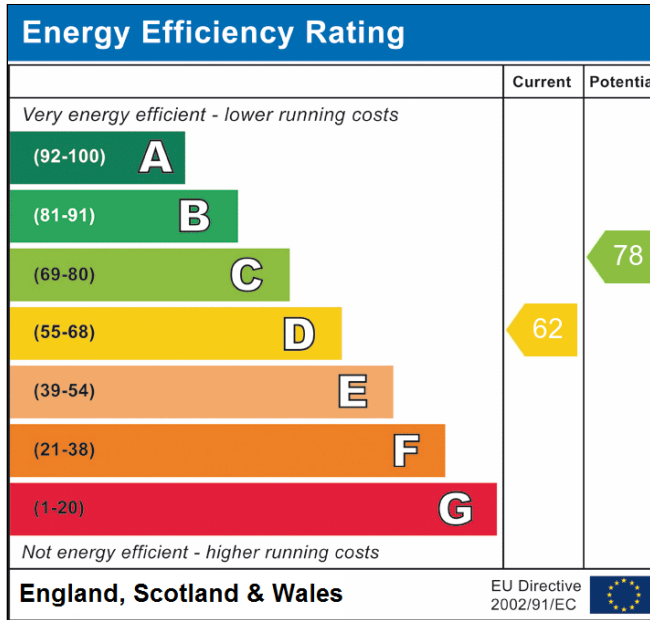
Holiday Lets are not allowed.

Pets are allowed but limited to one (cat or dog) and are asked to use the stairs and not the lift!



**Flat 2B, Louisa Bay Apartments Lower Basement, Queens Gardens, BROADSTAIRS, Kent. CT10 1QE.**

**£300,000**

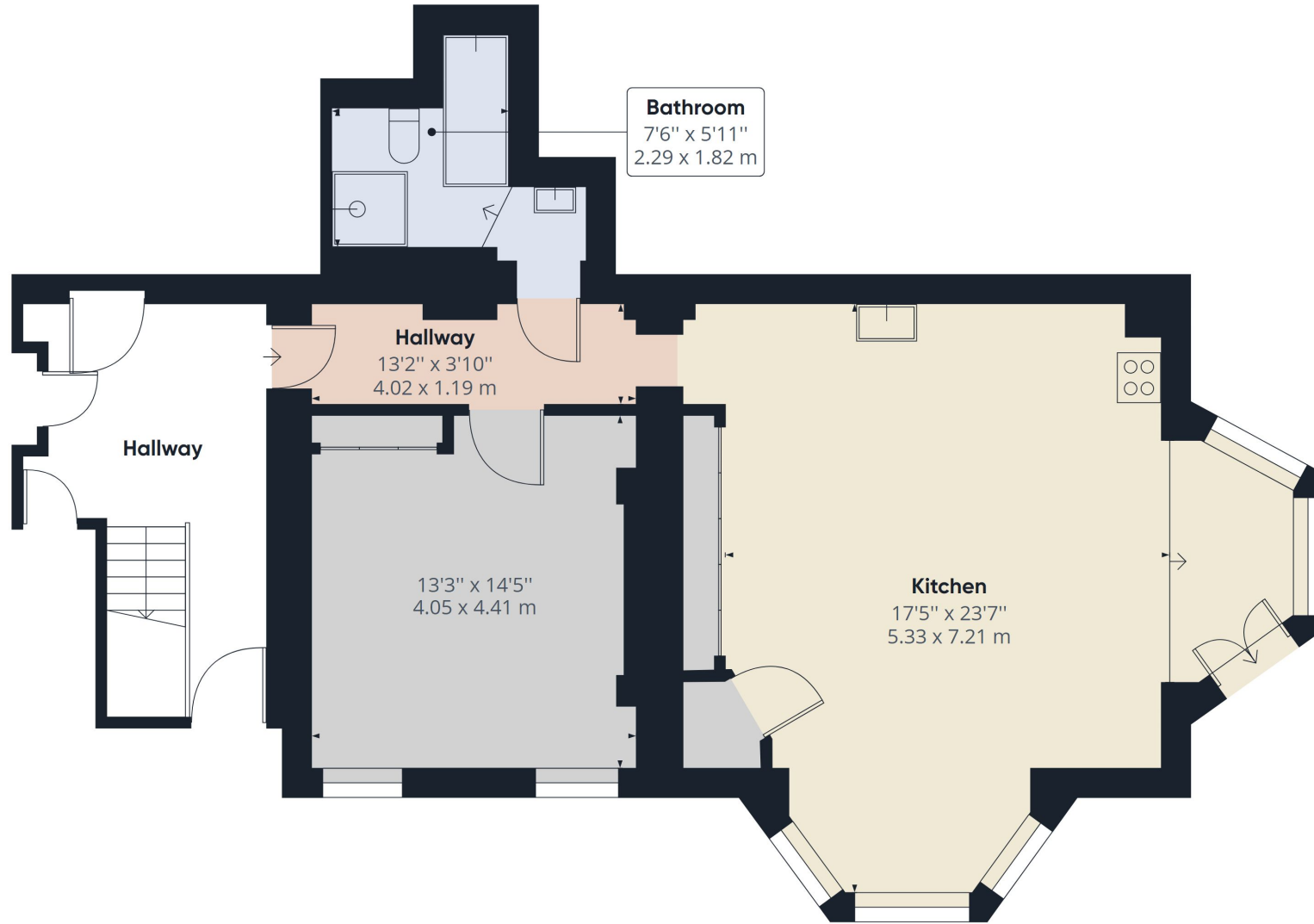


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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.



Approximate total area<sup>(1)</sup>

768.51 ft<sup>2</sup>  
71.40 m<sup>2</sup>

(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.

GIRAFFE360

Flat 2B, Louisa Bay Apartments Lower Basement, Queens Gardens, BROADSTAIRS, Kent. CT10 1QE.

£300,000