Terence Painter
ESTATE AGENTS

- Second & Third Floor Duplex Apartment
- Ideal Buy to Let/ Holiday Home
- Two Bedrooms
- Partial Sea Views
- Open Plan Lounge/Kitchen
- A Stones Throw from Broadstairs Viking Bay
- In The Heart of Broadstairs Town
- No Chain
- Maintained Fire Protection System

Flat 5, 1 Chandos Square, Broadstairs, Kent. CT101QN.

Leasehold Share of Freehold £285,000

IDEAL HOLIDAY HOME JUST METRES FROM THE BEACH!

This fantastically located duplex apartment is situated within metres of the picturesque Viking Bay and within close proximity of the High Street, restaurants, bars and transport links including the train station with its high speed link to London. The apartment comprises an entrance hall, open plan living space and kitchen, two double bedrooms and a bathroom. The development was completed in 2009 and the flats were finished to a very high specification. This apartment would make a great second home or permanent residence and is being offered with no forward chain!. CALL TERENCE PAINTER PROPERTIES ON 01843 866866 TO ARRANGE YOUR VIEWING!

Ground Floor

Communal Hall

Communal Access via telephone entry system.
Communal access to the building is via a part glazed wooden door leading into the communal entrance hall
Communal Entrance Hall
The communal entrance hall has a rear access door, stairs to the second floor and carpet flooring.

Apartment Entrance

Apartment First Level

Entrance Hall
The Entrance has stairs leading to the top floor, a sash window to the rear, electric points, a phone entrance system and carpet flooring.

Lounge

Open Plan Living Space
18' 7" x 16' 5" (5.66m x 5.00m) The living space has a sash window to the front boasting sea views and a central electric modern fireplace with a marble stone surround with inset down lights. The room also boasts electric points, telephone points and a television point. There is down lights, a sprinkler system and carpet flooring. The kitchen area is open to the living space.

Kitchen

Open to the living space is the kitchen which comprises a matching range of wall and base units under a stone effect roll top work surface with an inset gas hob. There are a range of integrated appliances including an electric oven, a fridge / freezer, washer/dryer and a dishwasher. There is also a housed wall mounted boiler, electric points and vinyl flooring.

Apartment Second Level

Family Bathroom

Located on the upper floor, this modern bathroom suite comprises, a panelled bath with an over head shower and fitted screen, close-coupled wc and a pedestal wash basin with chrome taps. There is a double glazed window to the rear, an extractor fan, localised tiling to the walls, a chrome towel radiator and vinyl flooring.

Bedroom Two

13' 4" x 7' 2" (4.06m x 2.18m) Also located on the upper floor this bedroom has a double glazed sash window to the front, storage space, electric points and carpet flooring.

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Main Bedroom

16' 3" x 11' 1" (4.95m x 3.38m) Located on the upper floor, the master bedroom boasts a small balcony to the rear with views down Buckingham Road and High Street. The room also has a double glazed sash window to the front with a sea view, electric points, a television and telephone point, down lights and carpet flooring.

AGENTS NOTE

We have been advised by our client that the service charge is currently charged at £106.00 PCM and that the property was granted a 150 year lease from 2009..
We are also advised that there are no restrictions to sub-letting or holiday lets, however pets are not permitted.

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Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: **sales@terencepainter.co.uk**

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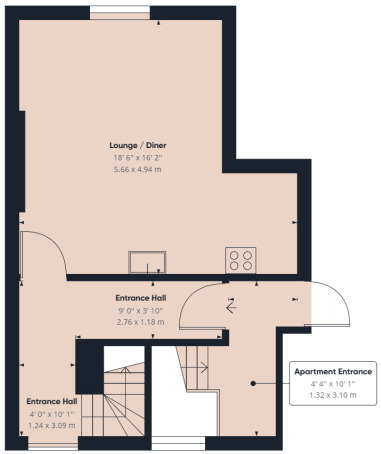
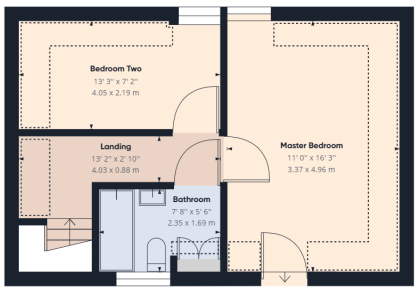


1st Floor Building 1



2nd Floor Building 1

Approximate total area(1)

728.24 ft²

67.66 m²

Reduced headroom

94.94 ft²

8.82 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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