

Terence Painter

ESTATE AGENTS



- First Floor Flat
- One Double Bedroom
- Fitted Kitchen and Bathroom
- Spacious Lounge
- Garden and Off Street Parking
- No Forward Chain!
- Within Walking Distance of the Town, Seafront & Train Station
- Suitable for Air B n B
- Ideal First Time Buy / Investment



13a St Peters Park Road, Broadstairs, Kent. CT102BG.

Leasehold Share of Freehold £209,950

SPACIOUS ONE BEDROOM FLAT IN THE HEART OF BROADSTAIRS, IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT OR HOLIDAY LET! Terence Painter Estate Agents are proud to bring to the market this great apartment with its own garden and valuable off street parking. Situated on the first floor, this property has one double bedroom, fitted kitchen, bathroom and a bright and airy lounge. Located just a short walk from the picturesque and vibrant Broadstairs town with its array of shops, restaurants and sandy beaches. The current owner has advised us that the property benefits from the remainder of a 999 year lease from the 1st September 2016 with a 50% share of the Freehold. There is no forward chain so call us today on 01843 866866 to arrange your viewing. Sole Agents.

Ground Floor

Entrance Hallway

Via double glazed frosted glass front door.
Stairs to the first floor landing.

First Floor

First Floor Landing

Split level, cupboard housing the meters, loft access, electric wall heater and doors to all rooms.

Lounge

4.82m into recess x 3.95m in to the bay (15' 10" x 13' 0") Three double glazed windows to the front, electric wall heater, television and telephone points and feature fire surround.

Bedroom

3.52m x 2.95m in to recess (11' 7" x 9' 8") Double glazed window to the rear, electric wall heater, coving and laminate flooring,

Bathroom

Low level w.c, wash hand basin with vanity unit under, panelled bath with mixer taps with shower extension and shower screen, double glazed frosted glass window to the side, heated chrome towel rail, coving and fully tiled walls.

Kitchen

3.02m x 3.45m in to door well (9' 11" x 11' 4") Range of matching wall and base units with roll top work surface, inset stainless steel sink and drainer unit with mixer taps over, integrated fridge/freezer, washing machine, four ring electric hob, oven and grill, extractor fan over. Tiling to splash back, electric wall heater, coving and double glazed window to the rear.

External Areas

Garden & Driveway

13.44m x 8.82m (44' 1" x 28' 11") The property benefits from a private garden located to the side of the property. Part laid to lawn with established flower beds. Wall and fence perimeters, timber shed, gate leading to the front door of the property, wooden double doors with hard standing for one vehicle.

13a St Peters Park Road, Broadstairs, Kent. CT102BG.

£209,950

Property Information

The vendor has informed us of the following:

Lease - 999 years from 1st September 2016

50% Share Of the Freehold

Electricity - Scottish Power

Buildings Insurance Charges for 2012/22 - (£212.15) £106.08 each flat paid at the beginning of June .



13a St Peters Park Road, Broadstairs, Kent. CT102BG.

£209,950



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.

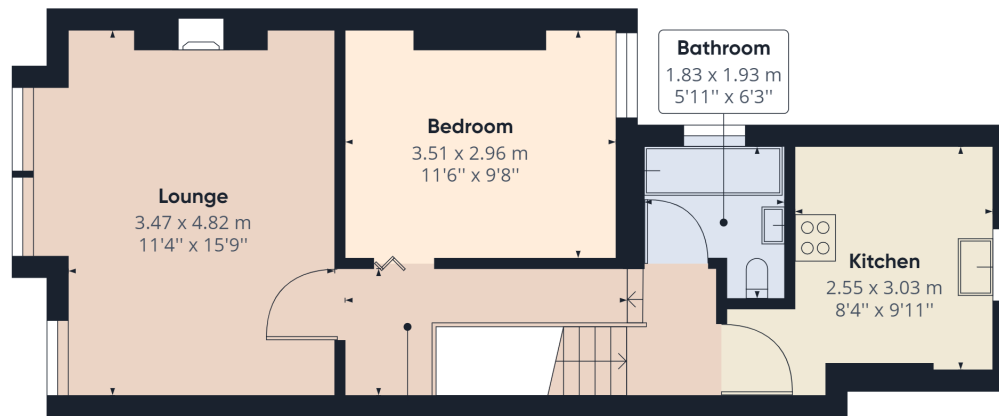


Entrance Hallway
4.27 x 0.99 m
14'0" x 3'2"

Ground Floor Building 1

Approximate total area⁽¹⁾

561.78 ft²
52.19 m²



Landing
3.50 x 1.72 m
11'5" x 5'7"

Bathroom
1.83 x 1.93 m
5'11" x 6'3"

Bedroom
3.51 x 2.96 m
11'6" x 9'8"

Lounge
3.47 x 4.82 m
11'4" x 15'9"

Kitchen
2.55 x 3.03 m
8'4" x 9'11"

Floor 1 Building 1

(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

13a St Peters Park Road, Broadstairs, Kent. CT102BG.

£209,950