

Terence Painter

ESTATE AGENTS



- No Forward Chain!
- First Floor Apartment
- One Double Bedroom
- Warden Assisted Apartment
- Well Presented Accommodation
- Close Proximity to High Street, Doctors Surgery, Dental Surgery & Transport Links
- Residents Parking & Beautiful Communal Gardens
- Well Appointed Shower Room



12 Church Court Grove, Broadstairs, Kent. CT102YH.

Leasehold £94,950

SPACIOUS FIRST FLOOR WARDEN ASSISTED APARTMENT IN THE SOUGHT AFTER CHURCH COURT GROVE!

The deceptively spacious accommodation of this home includes a 21'9" lounge/diner, fitted kitchen, shower room and double bedroom with fitted wardrobes. This flat also benefits from residents parking, private entrance, private external store cupboard and use of the communal lounge and garden.

This home is located in Church Court Grove which is a warden assisted complex for people over the age of 55. This complex is located in the picturesque village of St Peters and is in close proximity to the Co-op supermarket, doctors surgery, chemist and bus routes.

This home is being offered with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

INTERNAL

Private Entrance

Access into the property is via a part glazed composite front door to the entrance porch.

Entrance Hallway

There are carpeted stairs up to the apartment.

Lounge/Diner

6.64m x 4.04m (21' 9" x 13' 3") The lounge/diner features two double glazed windows to front, electric fireplace, storage cupboard and carpeted flooring.

Kitchen

2.74m x 1.66m (9' 0" x 5' 5") The kitchen features a double glazed window to rear, high and low level fitted units, space and plumbing for fridge-freezer & washing machine. Freestanding electric over with electric hob oven and vinyl flooring.

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Shower Room

2.05m x 1.64m (6' 9" x 5' 5") The shower room benefits from tiled walls and flooring, chrome ladder style radiator, vanity wash hand basin with storage under and mirror over, walk-in shower with glass screen and electric shower, low level w.c, extractor and loft hatch.

Bedroom

2.94m x 2.86m (9' 8" x 9' 5") The bedroom features a double glazed window to rear, fitted wardrobe and carpeted flooring.

EXTERNAL

Residents Parking

This flat benefits from residents parking to the front of the property. There is also ample visitors parking.

Communal Gardens & Lounge

This property benefits from the use of the beautifully maintained communal gardens and a communal lounge area which is located in a central building, with the wardens office.

OTHER

Lease Information

- Over 55's.
- Pets allowed with consent.
- Lease length is 99 years from 1985 (60 years remaining).
- Approximately £170 per month for service charge.

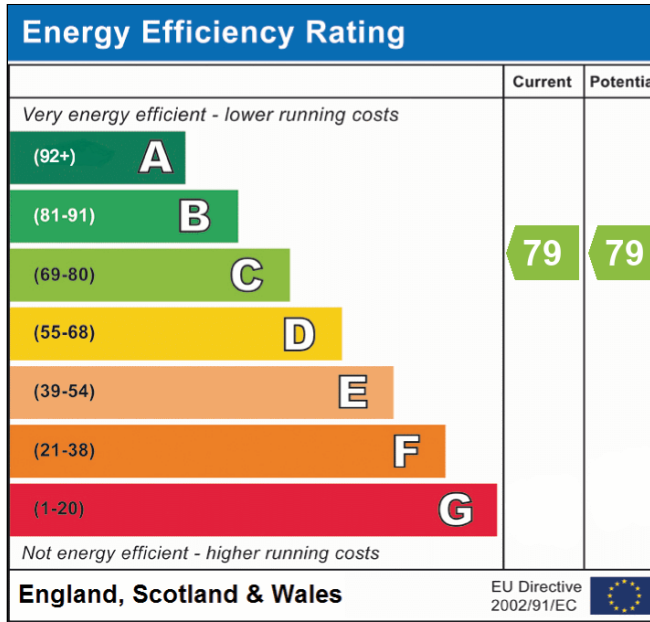
Council Tax Band

The council tax band for the property is - A.



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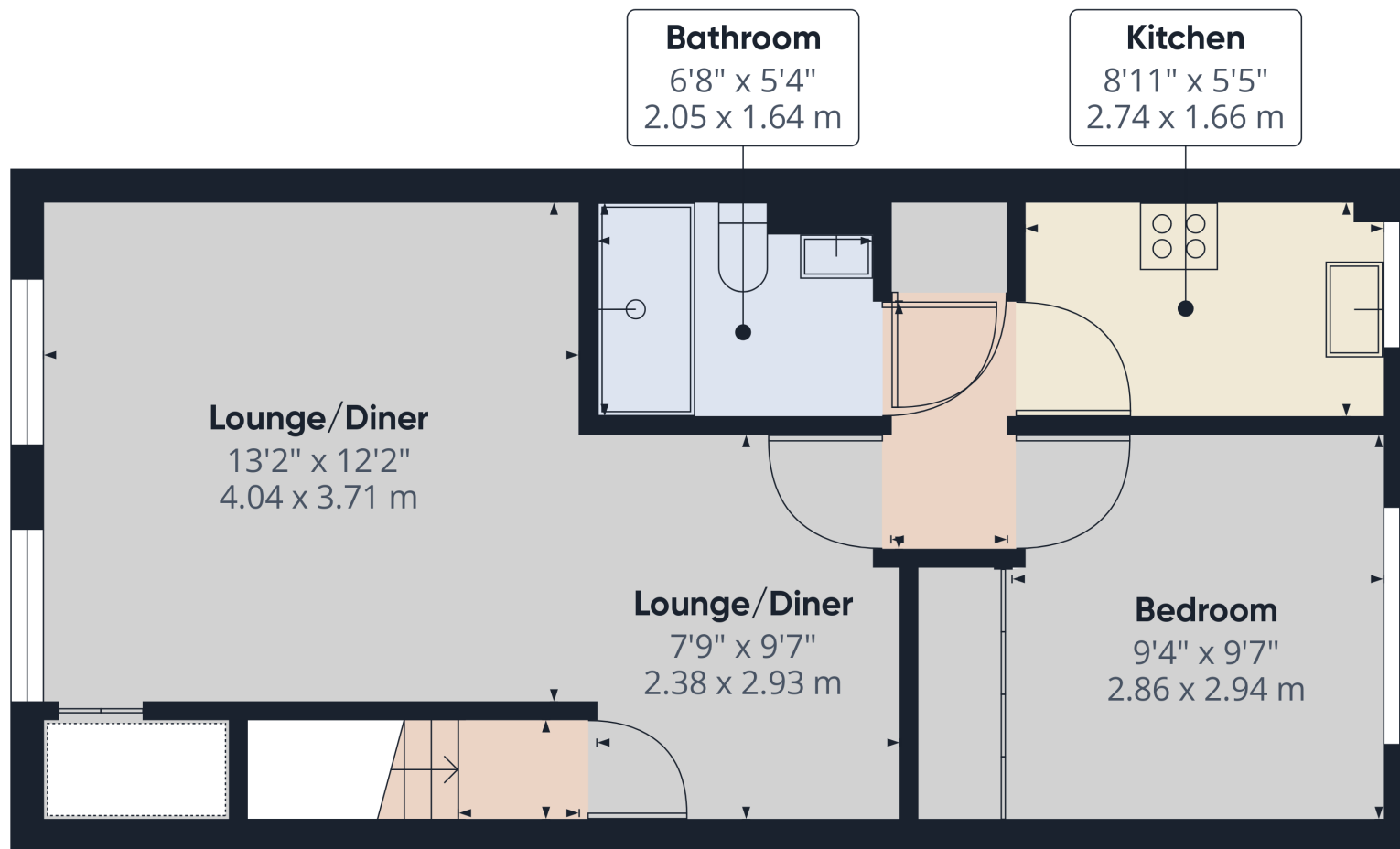


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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⁾

454.78 ft²

42.25 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.

Calculations are based on RICS IPMS 3C standard.

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