Terence Painter
ESTATE AGENTS

- New Home
- First Floor Apartment
- Balcony
- Two Double Bedrooms
- Bedroom Two With En-Suite W.C
- Prestigious Gated Development
- Finished to a High Specification
- Gated & Allocated Parking
- Stunning Fitted Kitchen with Integrated Appliances & Quartz Worktops
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- 10 Year Building Warranty
- Open Plan Kitchen/Living Room
- Lift & Stairs To All Floors
- Well Appointed Bathroom
- Secure Entry System
- Holiday Letting Permitted
- Available Now!

Apartment 5 Botany Court 91 Kingsgate Avenue, Broadstairs, Kent. CT103LW. Leasehold Share of Freehold £425,000

AVAILABLE NOW! NEW SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE BALCONY WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this newly built and well proportioned two double bedroom first floor luxury apartment located within Botany Court, an exclusive development of 10 luxury two and three bedroom apartments which all benefit from private outside space, secure gated parking and communal gardens. Kingsgate is regarded as one of the most exclusive coastal residential areas in Broadstairs, with the renowned and award winning picturesque sandy beaches at Botany Bay on your door-step. The property is also within easy access of extensive cliff-top promenades, pubs and restaurants. The town's quaint high street is approximately two miles distant and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within half a mile of the property.

The generous accommodation of this property comprises a welcoming entrance hall with a large walk in storage cupboard, impressive open plan kitchen/living room which features doors out to a private balcony and a stunning fitted kitchen with integrated appliances and quartz work tops.

There is a well appointed bathroom and two generous size double bedrooms with the second bedroom featuring an en-suite W.C and bedroom one having French doors to the balcony.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Communal Entrance

There is a secure front door to the communal entrance hall which features stairs and a lift to all floors.

Apartment Entrance

Access to the property is via a solid wooden front door to the entrance hall.

Entrance Hall

There is porcelain tiled flooring, down lights, large walk in storage cupboard which houses the combination boiler, underfloor heating, open doorway to the kitchen living room and doors leading off to the bedrooms and bathroom.

Open Plan Kitchen/Living Room

7.57m x 5.78m (24' 10" x 19' 0")

Kitchen Area

There is a range of fitted wall, base and drawer units with integrated appliances including an electric oven/grill, hob with an extractor hood over, microwave, washing machine, slimline dishwasher, fridge/freezer. There is a stainless steel sink unit with chrome mixer tap inset to quartz work tops, under unit lighting down lights and porcelain tiled flooring with underfloor heating.

Living Room Area

There is a double glazed corner window unit with a glazed door to the private balcony. There are media points, down lights and tiled flooring with underfloor heating.

Balcony

2.64m x 1.86m (8' 8" x 6' 1") There is granite tiled flooring and feature lighting.

Bedroom One

5.44m x 3.56m (17' 10" x 11' 8") There are double glazed French doors to the balcony, frosted double glazed window to the side, carpet flooring, television point and underfloor heating.

Bedroom Two

There are double glazed windows to the front and rear, carpet flooring, television point, underfloor heating and a door to the en-suite w.c.

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En-Suite W.C

There is a low level w.c with a concealed cistern, wash hand basin with chrome mixer tap inset to a vanity unit with an illuminated mirror over, chrome ladder style towel radiator, fully tiled walls, tiled flooring, extractor and down lights.

Bathroom

2.06m x 2.06m (6' 9" x 6' 9") This well appointed room features a panelled bath with a chrome mixer tap and a rain style mixer shower over with a hand shower attachment, low level w.c with a concealed cistern, wash hand basin with chrome mixer tap inset to a vanity unit with an illuminated mirror over, chrome ladder style towel radiator, fully tiled walls, tiled flooring, extractor and down lights.

Secure Parking

This home benefits from secure gated allocated parking space to the rear of the property.

Communal Garden

There is a lawned communal garden to the rear of the property, and brick-built meter, refuse and cycle stores.

Agents Note

- This property is being sold with a new 125 year lease with a share of the freehold
- The property will benefit from a 10 year building warranty
- The Service Charge has been set at £1100 per annum to include building insurance
- Long & short term lets are permitted
- Pets are allowed

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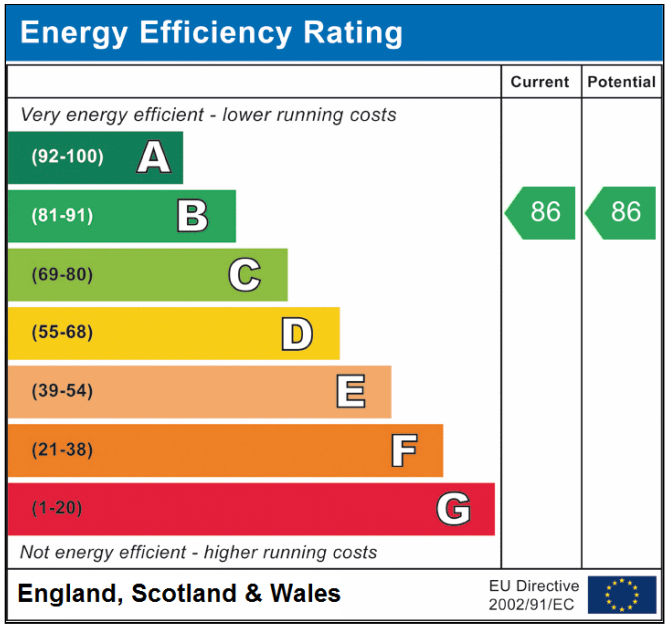

Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
Email: **sales@terencepainter.co.uk**
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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 net internal area: 962.07 ft² (1017.96 ft²) / 89.38 m² (94.57 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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