

Terence Painter

ESTATE AGENTS



- Penthouse Apartment
- Two Double Bedrooms
- Principle Bedroom with Walk-In Wardrobe, En-Suite Shower Room & Balcony
- Exclusive & Prestigious Development of Five Luxury Apartments
- 31'10" Balcony with Stunning Elevated Sea Views
- Allocated Parking
- Communal Garden
- Perfectly Located within Close Proximity to the High Street, Transport Links and Picturesque Sandy Beaches
- Finished to a very High Specification
- Bedroom Two with Built In Wardrobes & Private Southerly Facing Balcony
- Large Open Plan Kitchen/Living Room
- Available For Viewing Now!

The Penthouse 60 Stone Road, Broadstairs, Kent. CT10 1EB.

Leasehold £650,000

AVAILABLE NOW! SPACIOUS TWO BEDROOM SECOND FLOOR PENTHOUSE APARTMENT WITH A BALCONY AND A 31'10" ROOF TERRACE WITH PANORAMIC SEA VIEWS, FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this newly converted and well proportioned two double bedroom second floor penthouse apartment located within an exclusive new development of just five apartments each benefitting from private outside space, allocated parking and communal gardens. Stone Road is regarded as one of the most exclusive coastal residential areas in Broadstairs, with the renowned and award winning picturesque sandy beaches at Stone & Viking Bay on your door-step. The property is also within easy access of extensive cliff-top promenades and the town's quaint high street which 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, generous size double aspect open plan kitchen/dining/living room which features doors out to a private 31'10" roof terrace with stunning elevated sea views and an impressive fitted kitchen with integrated appliances, breakfast bar and quartz work tops.

There is a separate utility room which compliments the kitchen, luxury hotel style bathroom and two bedrooms including the principle bedroom which boasts fitted wardrobes and a southerly facing balcony.

Externally this home also offers a private lawned rear garden, landscaped communal garden and an allocated off street parking space.

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

Ground Floor

Communal Entrance

Access into the property is via a secure part glazed wooden front door to the communal entrance hall with stairs to all floors.

Apartment Entrance

Access into the apartment is via a secure wooden front door.

Open Entrance Lobby

There are steps to the open plan kitchen/dining/living room.

Open Plan Kitchen/Living room

8.95m x 4.41m (29' 4" x 14' 6")

Living Room Area

This room has vaulted ceilings and is flooded with natural light thanks to a large floor to ceiling feature window to the rear which provides access to the roof terrace and offers breath-taking elevated and far reaching sea views. There is a double glazed window and Velux window to the side of the property, cast iron fireplace, wall lights, media points, down lights, radiator and oak engineered flooring.

The Penthouse 60 Stone Road, Broadstairs, Kent. CT10 1EB.

£650,000

Kitchen Area

The beautifully appointed and generous size kitchen features a wide range of neutral coloured handleless wall, base and drawer units with a wide range of integrated appliances. There is a ceramic sink with mixer tap inset to quartz worktops with complementing upstands, under unit lighting, breakfast bar with feature panelling, double glazed window to the rear offering an elevated sea views, door to the utility room, down lights, extractor and oak engineered flooring.

Roof Terrace

9.71m x 3.60m (31' 10" x 11' 10") Accessed via the living room and principal bedroom the terrace is an incredible feature of this apartment, offering generous outside living space with glass balustrades providing uncompromising stunning elevated panoramic sea views over Stone Bay. The roof terrace extends to the rear and side of the property allowing you to follow the sun around during the day. There is metal decking with up lights and outside power points.

Inner Hallway

2.19m x 1.26m (7' 2" x 4' 2") There is a lantern light, oak engineered flooring and doors leading to the bedrooms and bathroom.

Principle Bedroom

5.16m x 3.51m (16' 11" x 11' 6") The first thing you notice as you enter this room is the large feature floor to ceiling window to the rear offering elevated sea views. There is a door to the balcony, media points, open doorway to the walk-in wardrobe, door to the en-suite shower room, wall lights, radiator and oak engineered flooring.

Walk -in-Wardrobe

There is a Velux window to the side of the property, down lights, extensive range of fitted wardrobes and shelving, radiator, down lights and oak engineered flooring.

En-Suite Shower Room

2.50m x 1.81m (8' 2" x 5' 11") This stunning en-suite features a fully tiled shower cubicle with a fitted rain style shower head with a hand shower attachment, low level w.c, chrome ladder style towel radiator and a wash hand basin with mixer tap and a fitted illuminated mirrored cabinet over. There are down lights, extractor and fully tiled walls and flooring.

Bedroom Two

5.44m x 3.79m (17' 10" x 12' 5") This room boasts a Velux window and glazed door to the front providing access to the balcony. There is a range of fitted wardrobes and cupboards, media points, radiator, down lights, wall lights and oak engineered flooring.

Balcony

3.41m x 1.17m (11' 2" x 3' 10") Located to the front of the property, this southerly facing balcony offers roof top views over Broadstairs.

Bathroom

2.19m x 2.09m (7' 2" x 6' 10") This luxury hotel style bathroom features a panelled bath with mixer tap and hand shower attachment, low level w.c, chrome ladder style towel radiator and a wash hand basin with mixer tap and fitted illuminated mirrored cabinet over. There is a double glazed window to the side of the property, down lights, extractor and fully tiled walls and flooring.

Exterior

Communal Garden

Located at the rear of the property and accessed via a wheelchair accessible paved pathway is the landscaped communal garden which is predominantly shingled with shaped raised flower beds and mature trees. There is a bike storage area and individual gates leading off to lawned gardens for apartments 1- 4.

The Penthouse 60 Stone Road, Broadstairs, Kent. CT10 1EB.

£650,000

Parking

There is a large block paved in and out driveway to the front of the property offering each apartment one allocated parking space.

Lease Information

This home is being sold with a new 999 year lease and the vendors have advised us that once all the apartments are sold, each flat owner will be granted a share of the freehold.

Council Tax Band

TBC

EPC - TBC

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



The Penthouse 60 Stone Road, Broadstairs, Kent. CT10 1EB.

£650,000

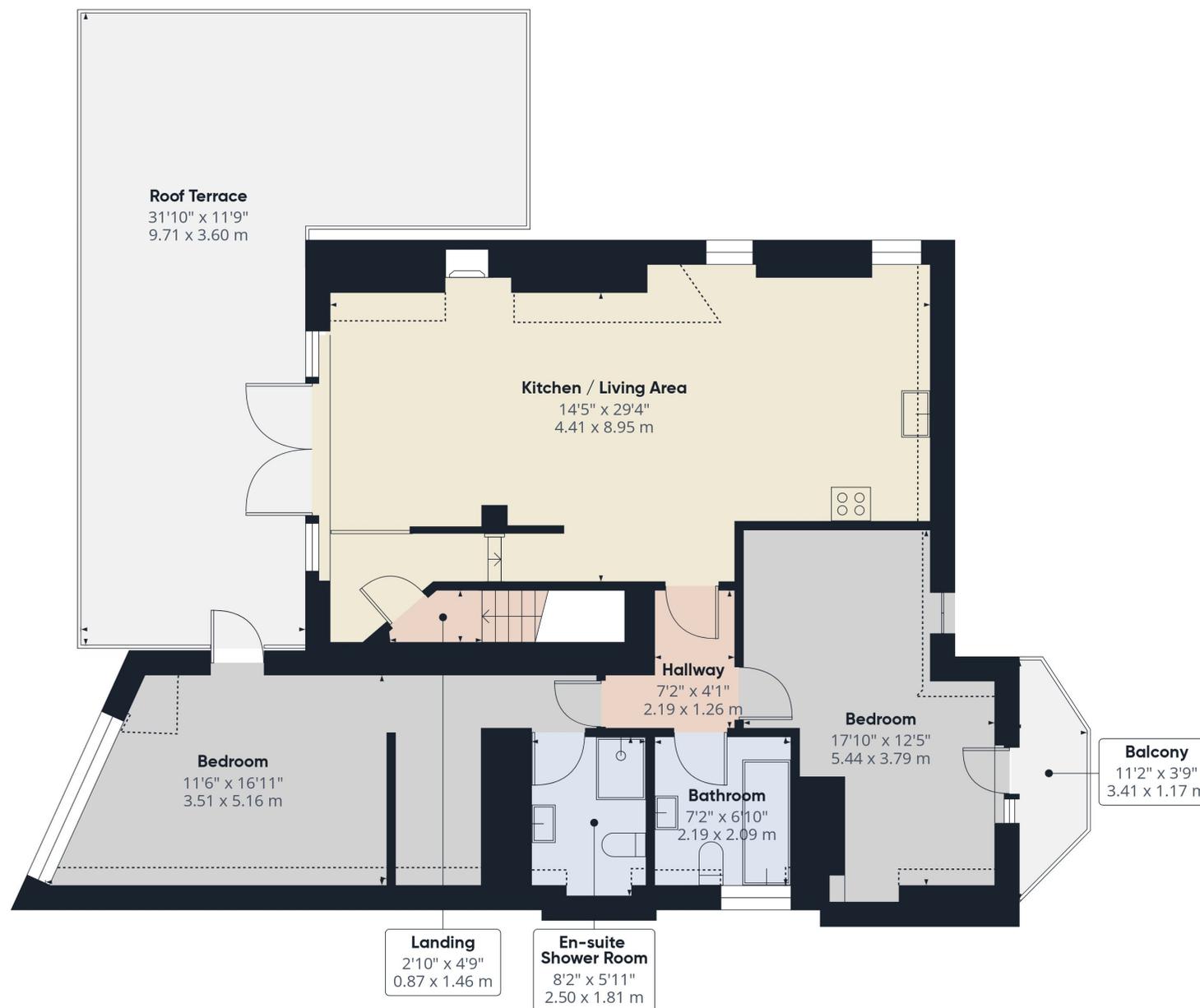


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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⁾

1037 ft²

96.3 m²

Balconies and terraces

521 ft²

48.4 m²

Reduced headroom

78 ft²

7.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The Penthouse 60 Stone Road, Broadstairs, Kent. CT10 1EB.

£650,000