



Terence Painter

ESTATE AGENTS

- Two Double Bedrooms
- Prestigious Location
- En-suite Shower Room
- Gas Central Heating & Double Glazing
- Two Juliette Balconies
- Fitted Kitchen with Appliances
- Bathroom
- Allocated Parking
- EPC Rating - B



10 The Gates Percy Avenue, Broadstairs, Kent. CT10 3AS.

Leasehold £225,000

## Spacious First Floor Apartment in the Popular Kingsgate Location – No Forward Chain

This spacious two-bedroom first floor apartment is situated within the prestigious 'Gates' development in Kingsgate, just a short walk from the stunning Botany Bay beach. Local shops, pubs, and restaurants are close by, with Broadstairs and Cliftonville town centres easily accessible by bus or car.

Offered to the market with no forward chain, the property is both well-appointed and generously proportioned throughout. Accommodation comprises a welcoming entrance hall and a clearly defined open-plan kitchen/living area featuring a modern fitted kitchen and a Juliet balcony to the front. There is a bathroom and two double bedrooms, including a principal bedroom with an en-suite shower room and a Juliet balcony overlooking the rear. There is an allocated parking space to the rear.

In our opinion, this attractive home would make an ideal first-time purchase, second home, or secure retirement property. Early viewing is highly recommended. To arrange your viewing, contact Terence Painter Estate Agents today on 01843 866 866.

### Ground Floor

#### Entrance

Via communal front door with video entry system.

#### Communal Hall

With stairs leading to first floor. Private front door to:

### First Floor

#### Hall

5.02m x 1.13m (16' 6" x 3' 8") Long hall with doors leading to all rooms. Video entry phone. Radiator. Smoke detector. Central heating thermostat.

#### Living Area

20' 3" x 11' 8" (6.17m x 3.56m) Providing living and dining areas. Two double glazed windows and French doors to front opening to Juliette balcony. Radiator. Television and telephone points. Carpeted flooring. Open to:

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### **Kitchen**

13' x 5' 9" (3.96m x 1.75m) Fitted with a range of units with a high gloss wood style finish. One and a half bowl single drainer stainless steel sink unit inset to extensive work surface area with modern glass upstand. Electric ceramic hob with stainless steel extractor unit over and built-in electric oven under. Integrated dishwasher and washer-dryer. Integrated fridge-freezer. Wood style laminate flooring. Inset ceiling lighting and smoke detector.

### **Bathroom**

2.33m x 1.59m (7' 8" x 5' 3") Well appointed contemporary bathroom fitted with a white suite comprising panelled bath with shower and glass screen over. Wash basin with shelf and electric shaver point over. Low level w.c. Fully tiled in mosaic style ceramics over bath and to one wall. Chrome ladder style towel rail radiator. Polished tiled flooring. Inset ceiling lights and extractor.

### **Principal Bedroom**

3.94m x 3.76m (12' 11" x 12' 4") Good sized master bedroom with double glazed window and French doors to rear opening to Juliette balcony. Television and telephone points. Radiator. Door to:

### **En-suite Shower-room**

1.58m x 1.45m (5' 2" x 4' 9") Well appointed contemporary shower room fitted with a white suite comprising corner shower cubicle and screen. Corner wash basin and low level w.c. Fully tiled in mosaic style ceramics. Chrome ladder style towel rail radiator. Polished tiled flooring. Inset ceiling lights and extractor.

### **Bedroom 2**

3.36m x 2.77m (11' 0" x 9' 1") With double glazed window to rear. Radiator. Television and telephone points. Cupboard housing combination boiler.

### **Exterior**

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To the front of the property are landscaped areas incorporating a bin storage recess. Accessed via double iron gates and located to the rear is a private residents car park with lighting. The apartment benefits from one allocated and numbered parking space.

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### Lease Information

- 125 Year Lease from 2012.
- Maintenance Fee £1218.
- Agents Fee £465.
- Ground Rent £250.
- Holiday Letting is not permitted.
- EPC Rating B (84/84)

### 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.

### Disclaimer

Please note that the internal images shown were taken prior to the property being tenanted and the condition of the property may differ now.



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**Energy Performance Certificate**

10 The Gates  
Percy Avenue  
BFC/AUSTARS  
CT10 3AS

Dwelling type: Mid floor flat  
Date of assessment: 20 November 2008  
Date of certificate: 21 November 2008  
Reference number: 8599-6505-6420-4328-2088  
Total floor area: 67 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Key energy ratings (see rating table)

Rating	Current	Potential
(82 plus) A		
(81-91) B		
(69-88) C		
(55-68) D		
(39-54) E		
(15-38) F		
(1-14) G		

Current: 83 Potential: 85

**Environmental Impact (CO<sub>2</sub>) Rating**

Key environmental ratings (see CO<sub>2</sub> emissions table)

Rating	Current	Potential
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(15-38) F		
(1-14) G		

Current: 83 Potential: 84

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	129 kWh/m <sup>2</sup> per year	119 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£64 per year	£33 per year
Heating	£176 per year	£180 per year
Hot water	£71 per year	£71 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended resources.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on incentive help for improving its energy performance.  
 For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 212 018 or visit [www.energysavingtrust.org.uk/home](http://www.energysavingtrust.org.uk/home)

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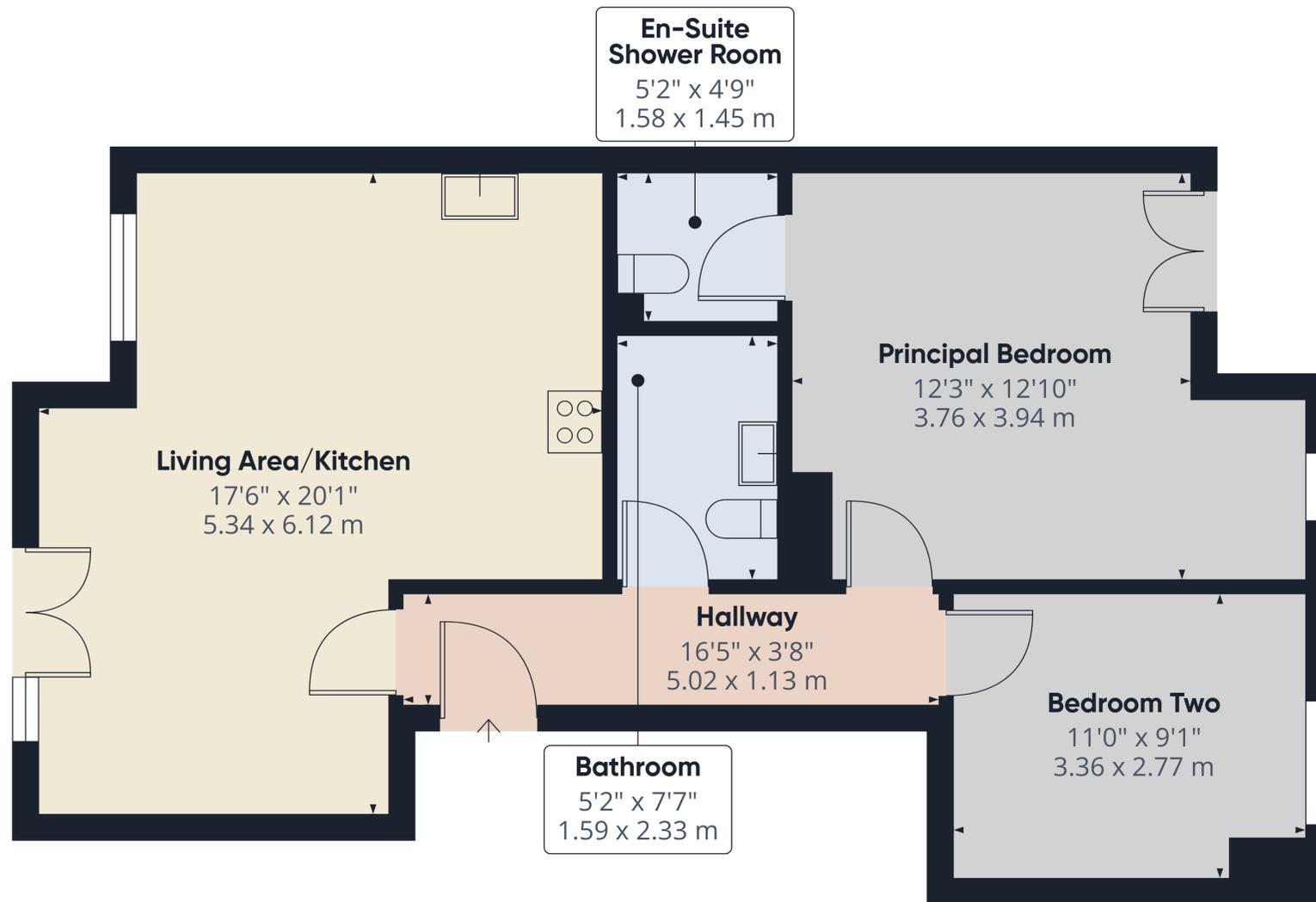
Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Approximate total area<sup>(1)</sup>

692 ft<sup>2</sup>  
64.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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