



Terence Painter

ESTATE AGENTS

- Two Bedroom Apartment
- Ground Floor
- Off Street Parking for One Car
- Great First Time Buy
- Private Front Door Access
- 14'2" Lounge/Diner
- 14'4" Principal Bedroom
- Close to Amenities, Shops, Transport Links, Schools & Doctors



1 Emmanuel Court, Church Street, Broadstairs, Kent. CT102RE.

Leasehold £150,000

TWO BEDROOM GROUND FLOOR FLAT IN NEED OF SOME TLC, SITUATED IN THE HEART OF ST. PETERS VILLAGE WITHIN A MILE OF BROADSTAIRS TOWN CENTRE!

This is a fantastic opportunity for a first time buyer to put their stamp on this well proportioned ground floor flat situated in the heart of the picturesque village of St Peters within only metres of the local shops, restaurants and pubs. The seaside town of Broadstairs with its bustling high street, picturesque beaches and train station is located within a mile of the property.

Internally the property features an entrance hallway, 14'2" lounge/diner, kitchen, two bedrooms with the principal bedroom being 14'4" and a bathroom. Externally it benefits from having private access and a parking space immediately outside.

Call Terence Painter Estate Agents to arrange your viewing on 01843 866 866.

INTERNAL

Entrance Hallway

2.91m x 0.96m (9' 7" x 3' 2") Entrance into the property is gained via a wooden door. The entrance hall features a radiator, doors leading to bathroom, bedrooms one and two, lounge/diner and carpeted flooring.

Lounge/Diner

4.34m x 3.44m (14' 3" x 11' 3") The lounge/diner features three double glazed windows, radiator, wall lighting and carpeted flooring.

Kitchen

2.73m x 1.74m (8' 11" x 5' 9") The kitchen benefits from a double glazed window to side, high and low level kitchen units, stainless steel sink unit inset to wooden worktop, gas fired boiler, space and plumbing for washing machine and vinyl flooring.

Principal bedroom

4.37m x 2.97m (14' 4" x 9' 9") The principal bedroom has a double glazed window, radiator and carpeted flooring.

Bedroom Two

2.92m x 2.53m (9' 7" x 8' 4") Bedroom two has a double glazed window, radiator and carpeted flooring.

Bathroom

2.04m x 1.69m (6' 8" x 5' 7") The bathroom has a panelled bath, low level w.c, wash hand basin, radiator, partly tiled walls and vinyl flooring.

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EXTERNAL

Parking & Private Entrance

This property benefits from having its own private front door access and a private parking space next to the front door.

Lease Information

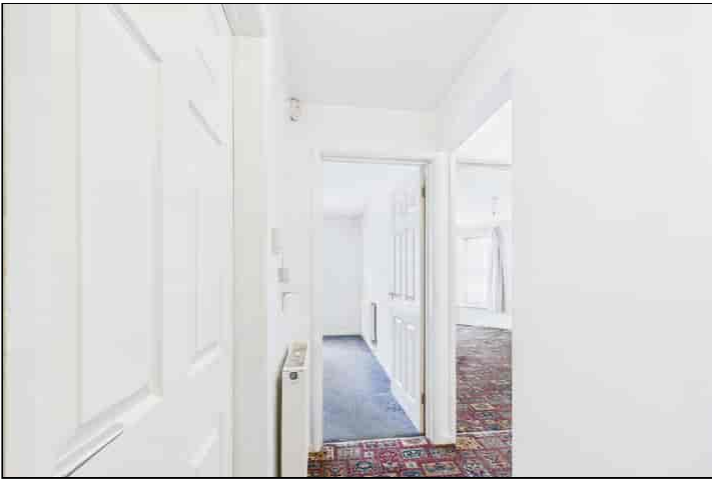
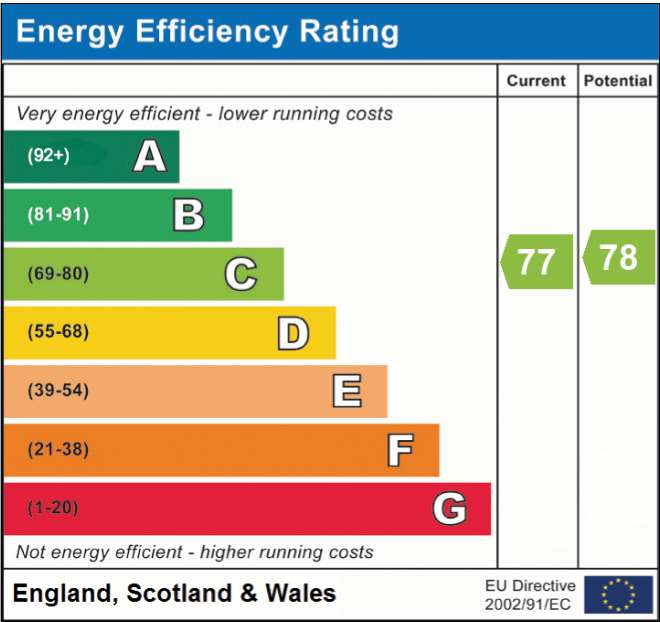
- The lease commenced on 1st January 2005 for a term of 125 years.
- Ground rent is set to £200 per year until 2031.
- There are service charges of £473.66 twice a year.

Council Tax Band - B



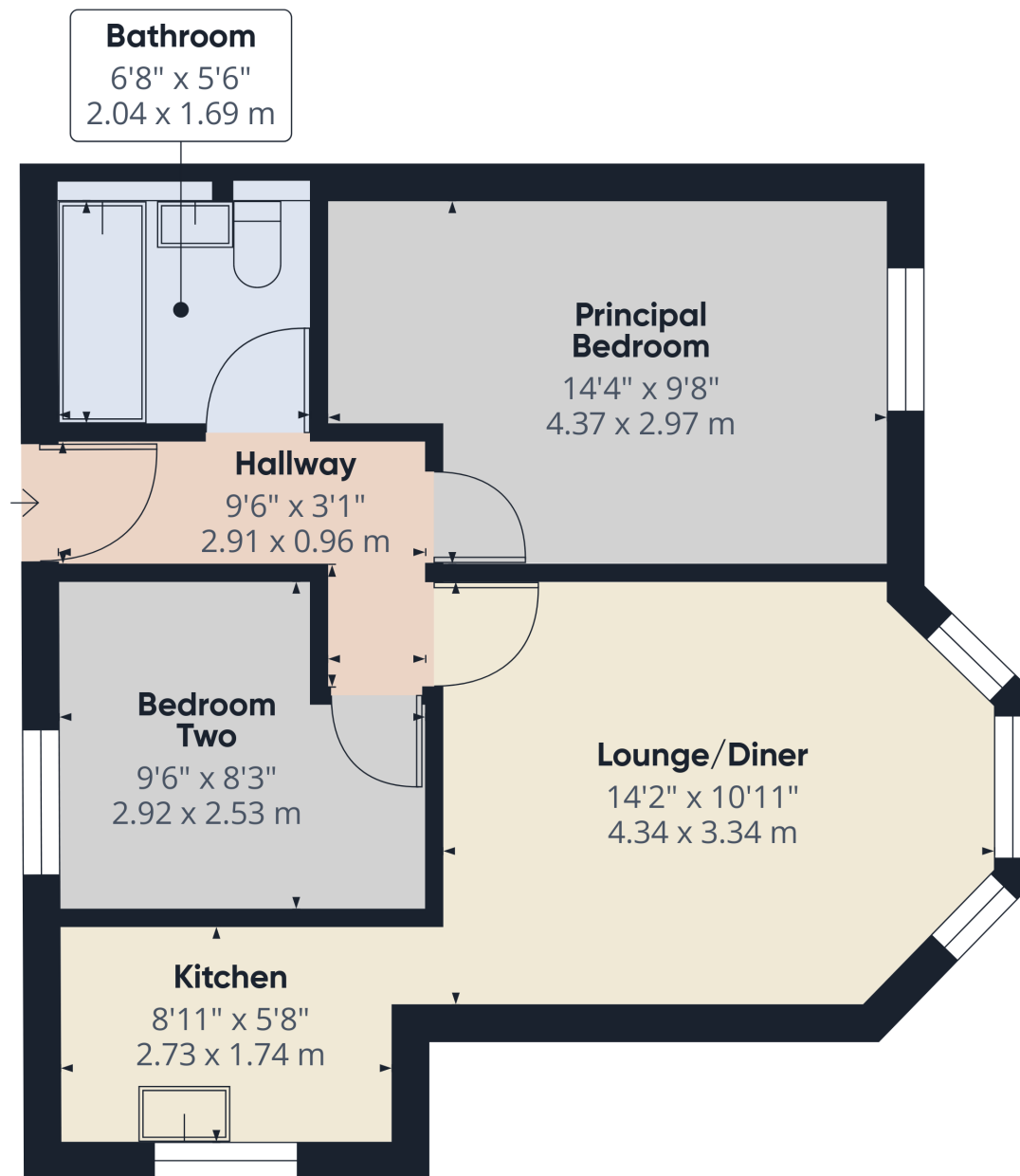
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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.



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Approximate total area⁽¹⁾

484 ft²
45 m²

(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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