

Terence Painter

ESTATE AGENTS



- Two Bedroom Apartment
- Central Broadstairs Location
- Second Floor
- No Forward Chain
- Open Plan Kitchen/Living Room
- Well Appointed Bathroom
- Located within Meters of the Town, Seafront & Transport Links
- Bright & Airy Accommodation
- Gated Allocated Parking Space



2 Serene Court, York Street, Broadstairs, Kent. CT10 1TU.

Leasehold £325,000

SPACIOUS APARTMENT IN THE VERY HEART OF BROADSTAIRS WITH NO FORWARD CHAIN!

Ideally positioned just off the seafront in the sought-after town of Broadstairs, this generously proportioned two-bedroom second-floor apartment is set within an attractive building benefiting from secure, gated residents' parking. The accommodation is both bright and spacious, comprising a welcoming entrance hall and an impressive 17'10" double-aspect living room, which flows seamlessly into a well-appointed open-plan kitchen—perfect for both relaxing and entertaining.

The property further offers two well-sized double bedrooms and a modern bathroom. Broadstairs' charming high street is within easy reach, offering an eclectic mix of independent shops, restaurants, and bars, along with the mainline train station providing high-speed services to London. An ideal weekend retreat, holiday home, or retirement property in a prime coastal location. To arrange your viewing, please call Terence Painter Estate Agents 01843 866866

Ground Floor

Communal Entrance

Access to the building is via a secure door to the communal entrance hall with carpeted stairs to all floors. There is a separate access door from the parking area to the rear of the property.

Second Floor

Entrance

Access to the property is via a wooden front door.

Entrance Hall

This is an L shaped entrance hall with a radiator, carpet flooring and doors leading off to the living room, bathroom and bedrooms.

Living Room

5.424m x 3.466m (17' 10" x 11' 4") This room is open to the kitchen and offers bright and airy living space with two double glazed windows to the rear and side of the property. There are two radiators, media points and carpet flooring.

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Kitchen

2.395m x 2.395m (7' 10" x 7' 10") There is a double glazed window to the rear of the property, range of fitted wall, base and drawer units with an integrated electric oven/grill and four burner gas hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, stainless steel sink unit inset to roll top worksurfaces, wall mounted combination boiler housed in a wall unit, localised wall tiling and tiled flooring.

Bedroom One

4.315m x 3.965m (14' 2" x 13' 0") There is a double glazed window to the side of the property, radiator and carpet flooring.

Bedroom Two

3.796m x 3.484m (12' 5" x 11' 5") There is a double glazed window to the side of the property, fitted wardrobe with sliding doors, radiator and carpet flooring.

Bathroom

2.328m x 2.069m (7' 8" x 6' 9") There is a P shaped bath with chrome mixer tap with shower attachment, wash hand basin inset to a vanity unit, low level w.c, fitted linen cupboard, radiator tiled walls and flooring.

Secure Parking

This property benefits from an allocated undercroft parking space in a gated residents parking area to the rear of the property.

Council Tax Band

The council Tax Band Is C.

Agents Note

Please note that the images shown were taken in 2023 and the property has been rented out on an assured shorthold tenancy since.

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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.

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Approximate total area⁽¹⁾

621 ft²

57.7 m²

(1) Excluding balconies and terraces

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