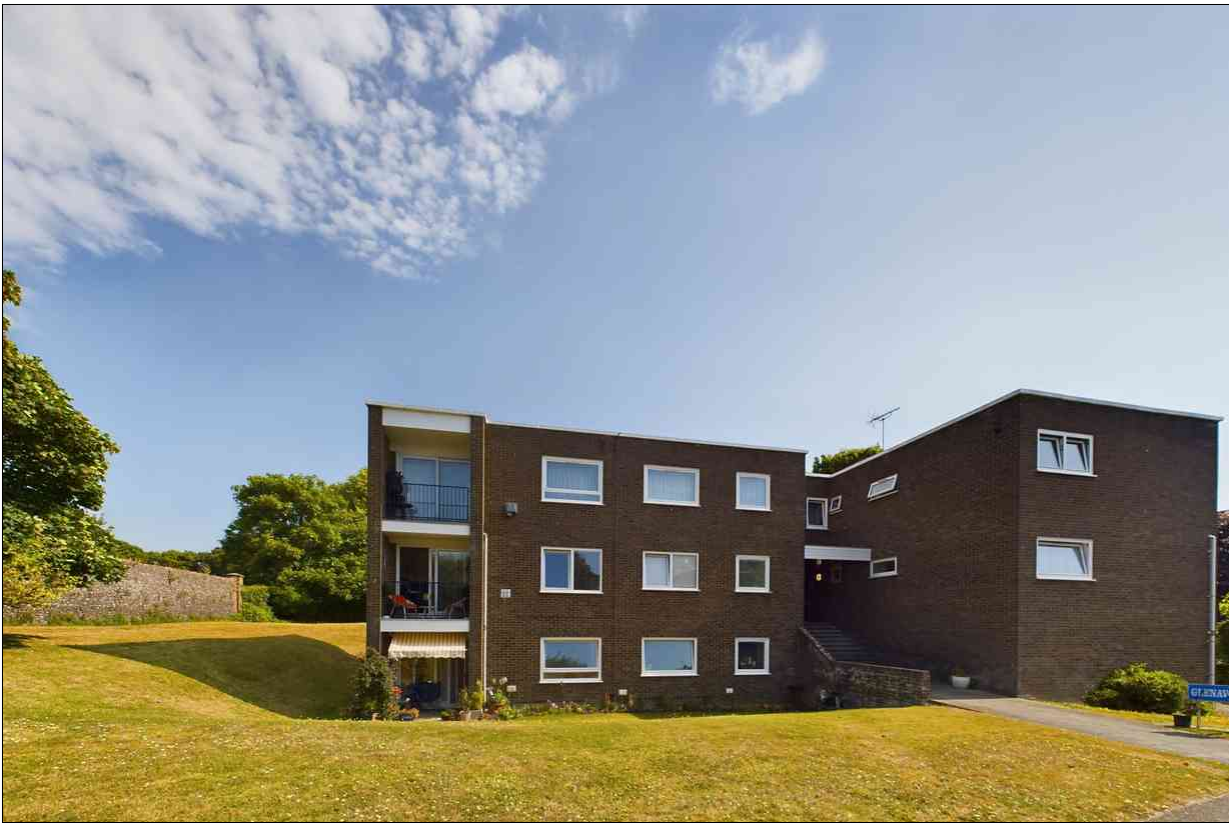


Terence Painter

ESTATE AGENTS



- No Forward Chain!
- Two Bedroom Apartment
- Garage En-Bloc
- Leasehold with Share of the Freehold
- 20'1" Lounge/Dining Room
- 12'2" Principal Bedroom
- Sought After Address
- Bathroom/W.C. & Cloakroom/W.C.



**Flat 6 Glenavon House, Francis Road, Broadstairs, Kent. CT103RF.**

**Leasehold Share of Freehold £225,000**

WELL PRESENTED TWO DOUBLE BEDROOM APARTMENT BEING OFFERED WITH NO FORWARD CHAIN, SITUATED IN THE SOUGHT AFTER BROADSTAIRS LOCATION!

This two double bedroom apartment is deceptively larger than it looks boasting a 20'1" lounge/dining room with sliding doors to a patioed balcony, two double bedrooms, bathroom/W.C, separate W.C, cloakroom, kitchen and a garage en bloc. All of this along with a low Council tax band and charges makes it the perfect first time buy or second home.

This home is located in the highly regarded Francis Road, just a few minutes walk from picturesque Stone Bay and within approximately a one mile radius of the town that offers a range of pubs, restaurants, bars, shops and the train station.

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

#### **Entrance Hallway**

0.94m x 2.02m (3' 1" x 6' 8") into 0.94m x 6.44m (3' 1" x 21' 2") Enter via a secure wooden door, the entrance hall features a radiator, storage cupboard, airing cupboard and carpeted flooring.

#### **Principal Bedroom**

3.72m x 3.67m (12' 2" x 12' 0") The principal bedroom features a double glazed window to the rear and carpeted flooring.

#### **Bedroom Two**

3.19m x 2.36m (10' 6" x 7' 9") Bedroom two features a double glazed window to the rear and carpeted flooring.

#### **Bathroom/W.C.**

1.98m x 1.88m (6' 6" x 6' 2") The bathroom features a double glazed frosted window to front, low level w.c, panelled bath, hand wash basin with storage under, radiator and vinyl flooring.

#### **Cloakroom/W.C.**

1.95m x 0.92m (6' 5" x 3' 0") Double glazed frosted window to front, low level w.c, hand wash basin and carpeted flooring.

#### **Lounge/Dining Room**

6.11m x 3.42m (20' 1" x 11' 3") The lounge/dining room features a double glazed window to the rear, double glazed sliding door to balcony, TV point and carpeted flooring.

#### **Balcony**

2.33m x 1.14m (7' 8" x 3' 9") Patioed balcony off of lounge/dining room.

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## Kitchen

3.05m x 2.08m (10' 0" x 6' 10") The kitchen features a double glazed window to front, high and low level fitted units, stainless steel sink unit inset to worktop, splashback tiling, freestanding gas cooker and hob, space and plumbing for fridge-freezer & washing machine and vinyl flooring.

## Garage

5.32m x 2.43m (17' 5" x 8' 0")

## Lease Information

Lease length - 999 years from 2011 ( 986 years remaining ).

Service charges - £ 1000 per annum for service charge, maintenance fee and ground rent included.

Holiday lets and pets allowed.

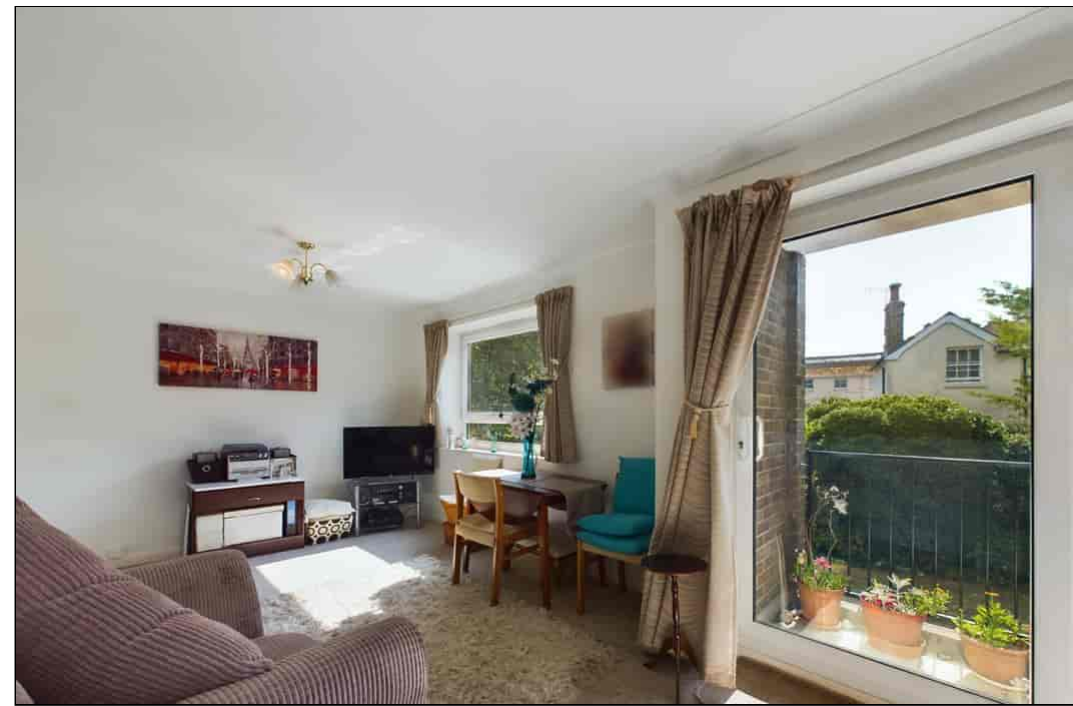
Share of freehold.

## Parking

On street parking is available directly outside the property.

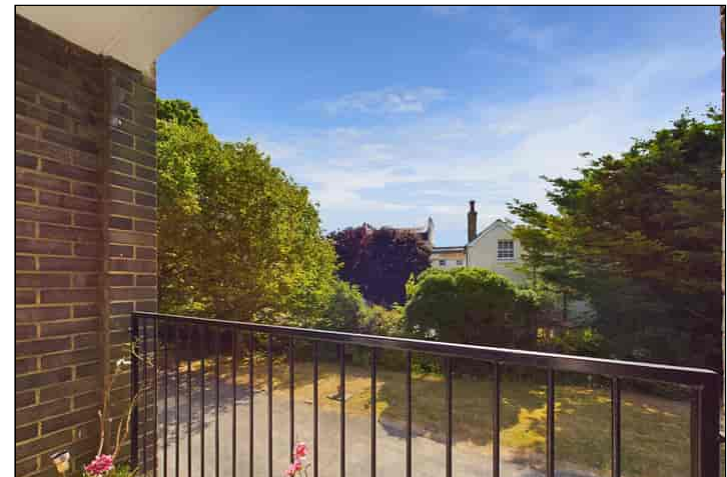
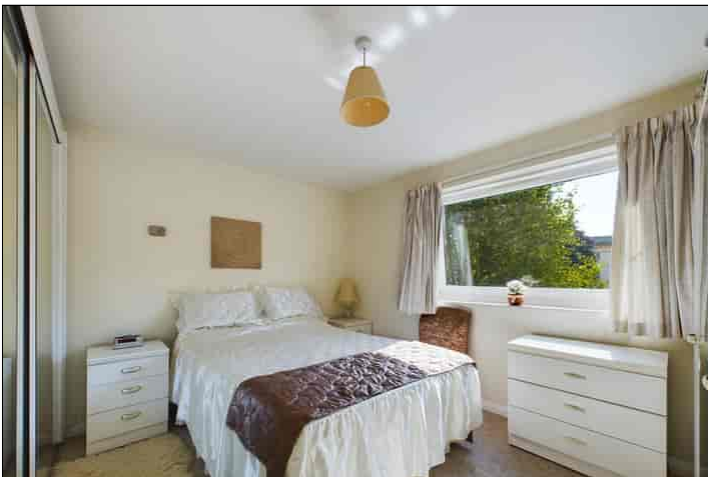
## Council Tax Band

The council tax band for this property is - B.



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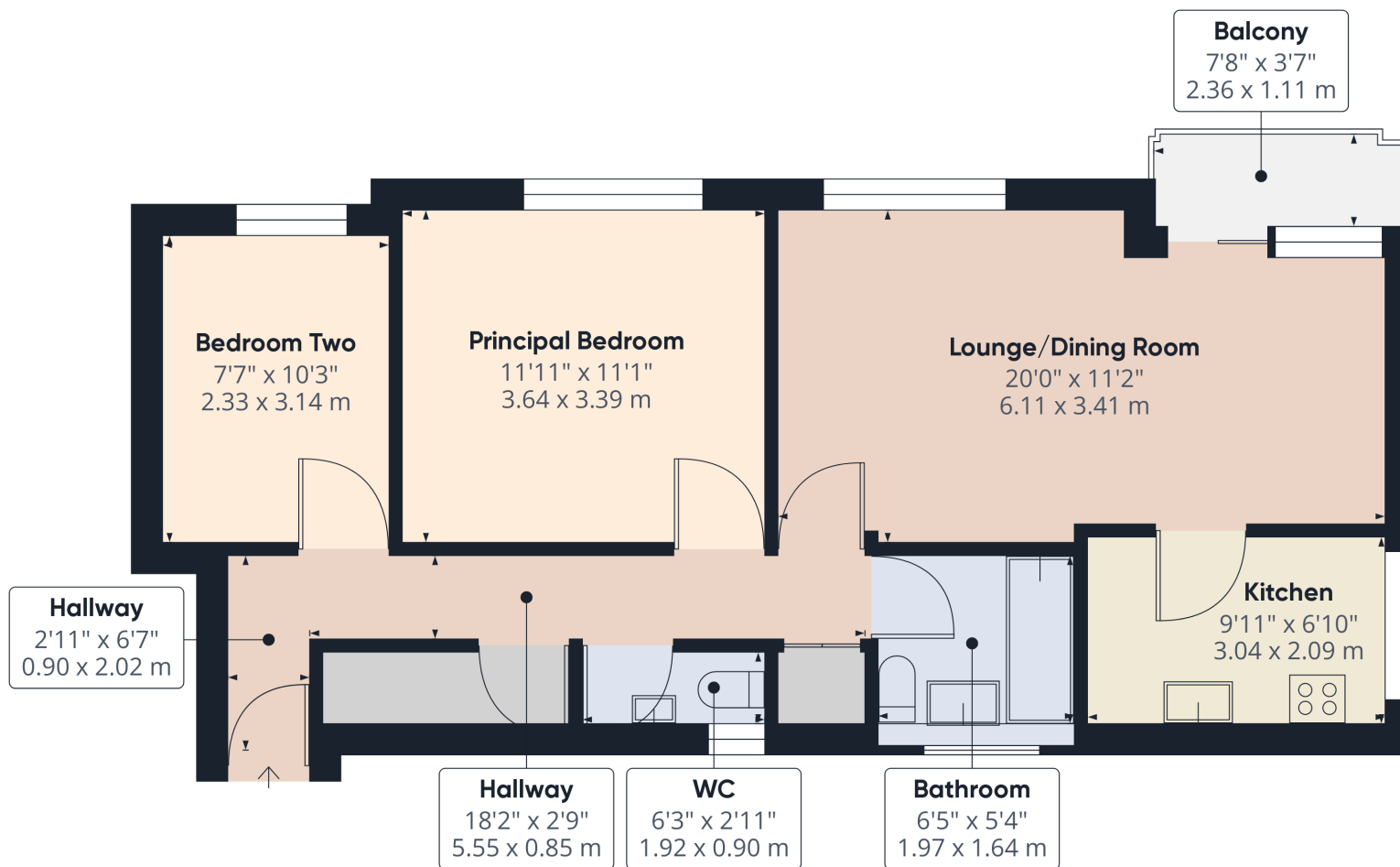


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>

640.67 ft<sup>2</sup>

59.52 m<sup>2</sup>

Balconies and terraces

27.99 ft<sup>2</sup>

2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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