



# Terence Painter

ESTATE AGENTS

- One Bedroom Top Floor Flat
- Sea Views!
- Lounge
- Separate Kitchen
- Bathroom/W.C.
- Small Double Bedroom
- Gas Central Heating & Double Glazing
- No forward Chain
- Share of Freehold
- Town Centre Location



**Flat 4, 2 Prospect Road, Broadstairs, Kent. CT101LD.**

**Leasehold Share of Freehold £145,000**

PERFECT FIRST TIME BUY OR WEEKEND RETREAT! - COMPACT ONE BEDROOM TOWN CENTRE TOP FLOOR FLAT WITH SEA VIEWS!

Situated right in the heart of Broadstairs is this one bedroom second floor flat which boasts sea views, gas central heating and recently replaced double glazed uPVC sash windows. The flat features a lounge, separate kitchen, small double bedroom, and a bathroom/W.C. The well presented flat has the benefit of the balance of a 999 year lease, with a share of the freehold.

Close to all the High Street shops, bars, restaurants and railway station and offered with no onward chain, you'll need to be quick to snap this one up!

## Ground Floor

### Entrance

Via steps up to communal front door to communal entrance hall with cupboard housing electric meters. Fire alarm control panel. Stairs leading to second floor.

## Second Floor

### Landing

Window to rear. Private front door to flat.

### Hallway

3.45m (11' 4") long, with built-in storage cupboard, radiator and door entry phone. Fitted carpet.

### Lounge

3.49m x 2.64m extending to 2.97m into alcove (11' 5" x 8' 8" < 9' 9") Double glazed upvc sash window to front with distant sea views. Radiator. Carpet flooring.

### Kitchen

3.20m x 1.80m (10' 6" x 5' 11") Double glazed upvc sash window to rear. Fitted with a range of modern wall, base and drawer units. Stainless steel sink unit inset to roll edge work surface area with tiled splash back. Integrated electric oven with gas hob over. Washing machine and fridge to remain. Wall mounted gas fired boiler. Radiator, strip lighting. Vinyl flooring.

### Bedroom

3.55m x 2.10m (11' 8" x 6' 11") Double glazed upvc sash window to front with distant sea views. Radiator. Fitted carpet. Hatch to loft.

### Bathroom/W.C.

2.36m x 1.62m (7' 9" x 5' 4") Double glazed upvc sash window to rear. Fitted with panelled bath with tiled splashback, wash basin and low level W.C. Radiator. Vinyl flooring. Hatch to loft space.

### Lease & Share of Freehold

The property benefits from the balance of a 999 year lease and a quarter share of the freehold. There is no ground rent to pay.

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**£145,000**

## Service Charges

The service charges including building insurance are currently £80 per calendar month.

## Restrictions

Holiday lets are permitted.

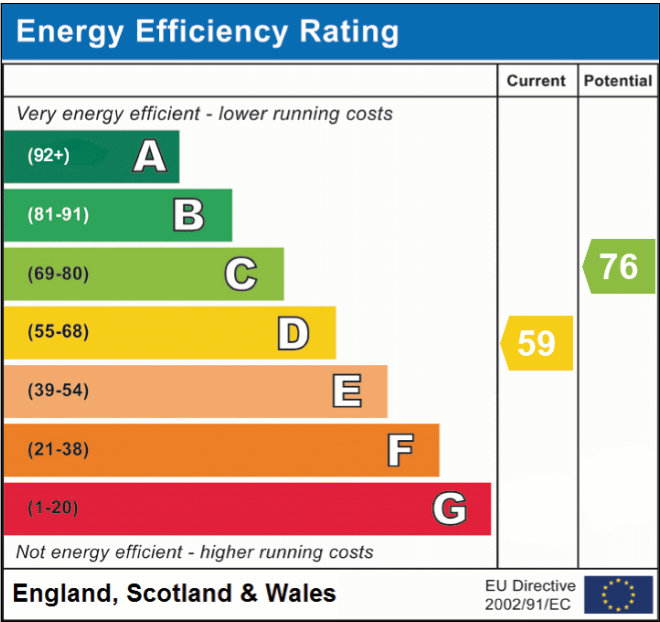
Pets are not allowed.

## Council Tax Band A



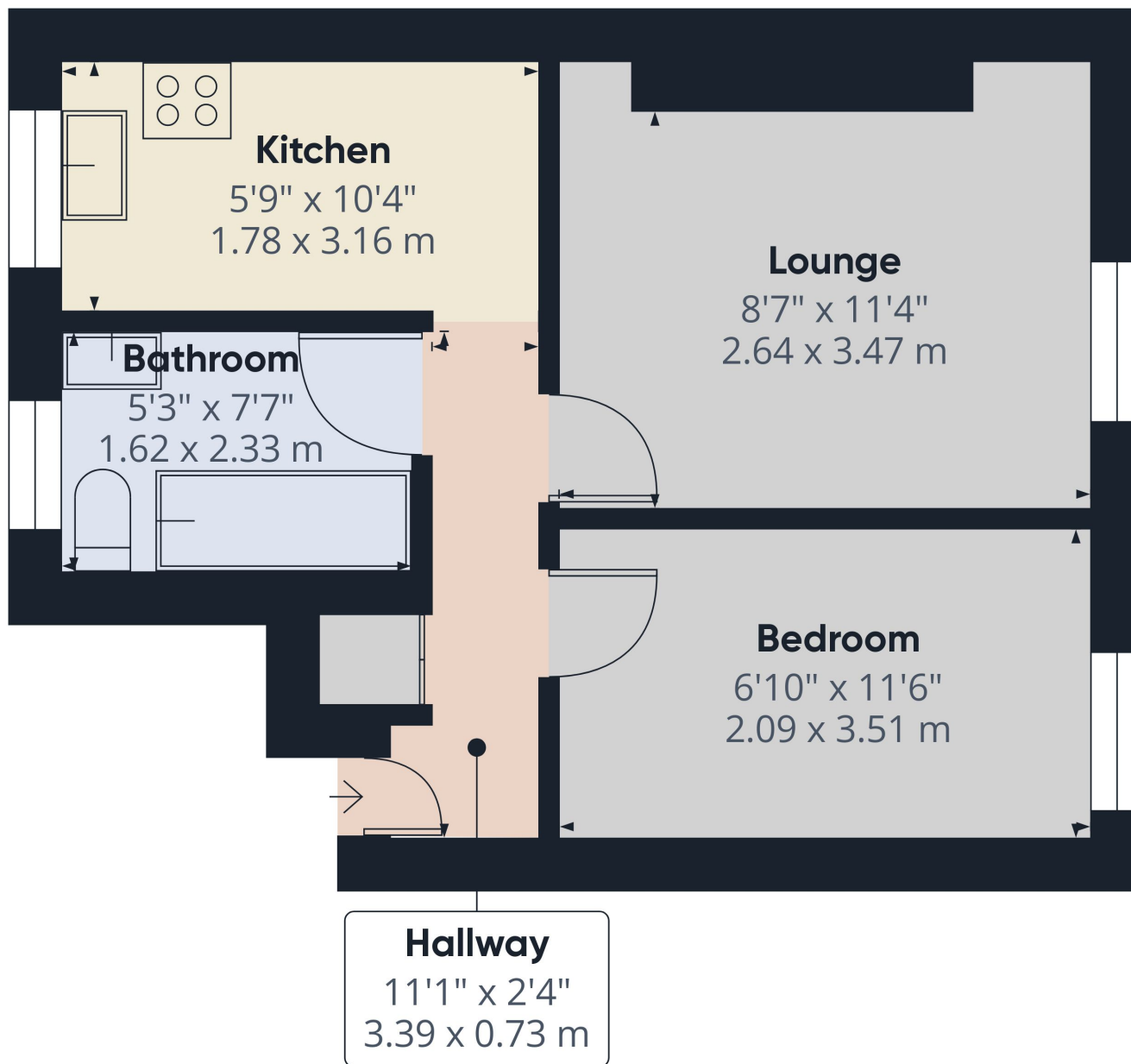
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Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
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 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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

320.66 ft<sup>2</sup>

29.79 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.

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