



Terence Painter

ESTATE AGENTS

- Two Bedroom Apartment
- Private Gated Development
- Allocated Parking Bay
- Private Courtyard Area
- En suite & Family Bathroom
- Lift & Stairs to All Floors
- 24'0" Living Room/Kitchen
- Kitchen with Integrated Appliances
- 15'10" Principal Bedroom
- Balcony from Living Room/Kitchen



**Flat 4 Avalon, 208 Ramsgate Road, Broadstairs, Kent. CT102EW.**

**Leasehold Offers in Excess Of £325,000**

WELL APPOINTED TWO DOUBLE BEDROOM APARTMENT IDEALLY SITUATED FOR SCHOOLS, SHOPS, TRAIN STATION, PARKS AND THE BEACH.

This two double bedroom apartment has much to offer, in size, privacy and location. This home finds itself in the gated development of Avalon which has a secure entrance and allocated parking space in the front grounds. Going into the block you have carpeted stairs and a lift for access to all floors. The apartment benefits from two double bedrooms; the principal bedroom having an en-suite shower room and access to a private courtyard terrace, family bathroom, living room/kitchen with fitted appliances and access to the balcony.

Both Broadstairs and Ramsgate town centres are close by and Westwood Cross is a short drive away. The property also finds itself in close proximity to shops, schools, local transport links and surrounding beaches.

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

## INTERNAL

### Communal Entrance

Secure communal entrance with carpeted stairs and a lift to all floors.

### Entrance Hallway

2.88m x 2.07m (9' 5" x 6' 9") Enter the flat via a secure wooden door. The entrance hallway features laminate flooring, storage cupboard with electric consumer unit and motion detecting down lights.

### Principal Bedroom

4.85m x 3.91m (15' 11" x 12' 10") The principal bedroom features laminate flooring, built in wardrobes, double glazed tinted sliding doors to private courtyard terrace, en-suite shower room and down lights.

### En-Suite Shower Room

1.88m x 1.51m (6' 2" x 4' 11") The en-suite benefits from tiled walls and flooring, motion sensor down lights, low level w.c, walk in shower with glass screen and vanity sink unit with mirror over and storage under

### Bedroom Two

4.50m x 2.64m (14' 9" x 8' 8") Bedroom two offers laminate flooring, double glazed window to front, built in wardrobes and downlights.

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### **Living Room/Kitchen**

7.33m x 5.34m (24' 1" x 17' 6") The lounge features laminate flooring, down lights, double glazed tinted sliding doors to balcony. The kitchen benefits from tiled flooring, electric hob inset to countertop, integrated electric oven, fridge-freezer, washing machine and dishwasher. Ceramic sink unit inset to countertop, high and low level fitted units, gas fired boiler, double glazed window to side and down lights.

### **Family Bathroom**

1.96m x 1.56m (6' 5" x 5' 1") The family bathroom has tiled walls and flooring, low level w.c, bath with mixer tap and shower attachment, vanity sink unit with mirror over and storage under, motion detecting down lights

### **EXTERNAL**

#### **Private Courtyard Terrace**

3.35m x 2.89m (11' 0" x 9' 6") The private courtyard is accessed via the principal bedroom and has wooden decked flooring, storage shed and outside lighting.

#### **Balcony**

5.81m x 1.49m (19' 1" x 4' 11") The balcony is accessed via the living room/kitchen and has wooden decked flooring, tinted glass surround and outdoor lighting.

### **Parking**

This property benefits from an allocated parking space.

### **Council Tax Band**

The council tax band for this property is - A.

### **Lease Information**

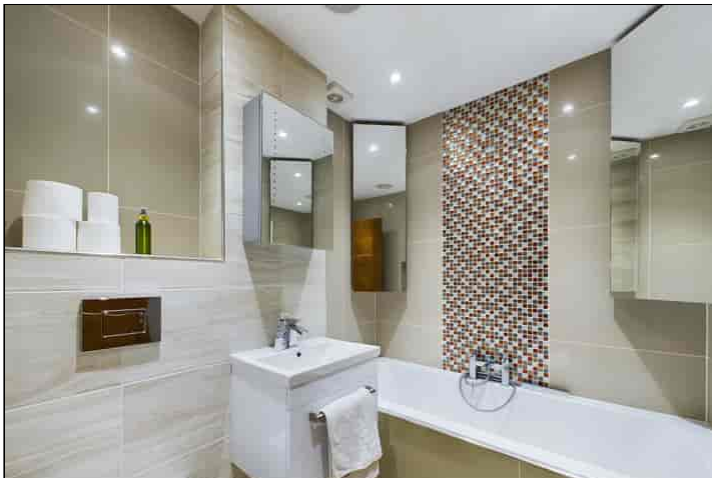
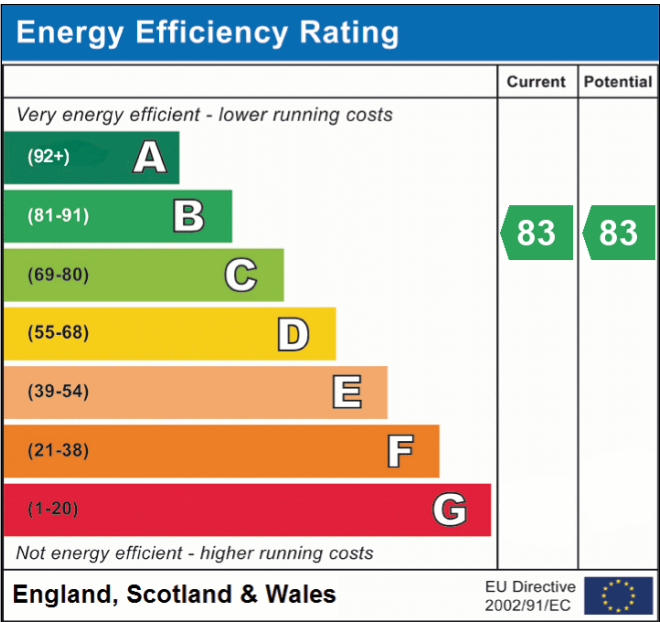
The lease is 150 years from 25th March 2011.

The service charge to year end Dec 2023 was £100 per month + £12.50 ground rent.



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Viewing strictly by prior appointment with the Selling Agents  
**TERENCE PAINTER.**  
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**Approximate total area<sup>(1)</sup>**

960.14 ft<sup>2</sup>

89.2 m<sup>2</sup>

**Balconies and terraces**

210.65 ft<sup>2</sup>

19.57 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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