

Terence Painter

ESTATE AGENTS



- Ground Floor Garden Apartment
- Two Double Bedrooms
- Master Bedroom & En-suite Shower Room
- Well Appointed Kitchen with Integrated Appliances
- Private 49'3" Landscaped Garden
- No Forward Chain
- Secure Gated Underground Parking Space
- Highly Regarded Development
- Open Plan Kitchen/Living Room
- Located close to High Street, Beach, Schools & Transport Links

Flat 4 St Andrews 72 Dumpton Park Drive, Broadstairs, Kent. CT101RT.

Share of Freehold £325,000

SPACIOUS GROUND FLOOR APARTMENT WITH STUNNING PRIVATE GARDEN WITHIN ONE OF BROADSTAIRS' MOST PRESTIGIOUS DEVELOPMENTS!

Offered to the market with no forward chain is this stunning two double bedroom ground floor garden apartment located within the exclusive St Andrews development in one of Broadstairs most sought after locations. Finished to a very high specification, this contemporary apartment offers generous size living accommodation.

The accommodation includes a welcoming entrance hall with cloak cupboard, open plan and well defined kitchen/living room with a wide range of integrated kitchen appliances with the living room area and featuring double glazed French doors out to the garden. There is a well appointed bathroom with a jacuzzi bath and two double bedrooms with the master having French doors to the garden and an en-suite shower room. The apartment also has the benefit of a private 49'3" landscaped garden and a secure underground parking space.

This home is ideally positioned within close proximity to Broadstairs High Street and Harbour-front with its stunning beaches, varied array of busy bars and restaurants. Just a few hundred metres away from this home is the beautiful, family friendly Dumpton Gap Bay beach making this property the ideal holiday retreat, weekend bolt-hole or permanent sea-side home. Viewing is strictly by appointment with the Selling Agents Terence Painter Estate Agents so call now on 01843 866866 to book your appointment.

The Apartment

Communal Entrance

Access to the building is via a secure communal front door which leads into the communal entrance hall. There is a door to the apartment.

Entrance Hall

There is a built in cloak cupboard, underfloor heating, wall mounted phone for the entry system and doors leading off to the open plan Kitchen/living room, bathroom and bedrooms.

Open Plan Kitchen/Living Room

10.01m narrowing to 5.18m x 3.76m narrowing to 2.18m (32' 10" narrowing to 16'11" x 12' 4" narrowing to 7'2")

Living Room Area

This double aspect room features a double glazed window to the side of the property, double glazed French doors to the front which provides direct access to the garden, media points, underfloor heating, down lights and carpet flooring.

Kitchen Area

There is a double glazed window to the side of the property, range of cream shaker style wall, base and drawer units with integrated appliances including a washing machine, dishwasher, fridge, freezer, electric oven/grill and a four burner gas hob with an extractor hood over. There is a wall mounted combination boiler housed in a wall unit, stainless steel sink unit inset to black stone effect worktops with complimenting upstands, under unit lighting, under floor heating and engineered wooden flooring.

Bedroom One

3.58m x 2.53m (11' 9" x 8' 4") There are double glazed French doors to the front of the property which provide direct access to the garden, media points, underfloor heating, down lights, carpet flooring and a door to the en-suite shower room.

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Bedroom One En-Suite

2.06m x 2.32m (6' 9" x 7' 7") There is a frosted double glazed window to the side of the property, fully tiled corner shower cubicle with chrome fixtures, low level w.c, pedestal wash hand basin with fitted mirror over, chrome ladder style towel radiator, electric shaver point, under floor heating, down lights, extractor and fully tiled walls and flooring.

Bedroom Two

3.19m x 2.98m (10' 6" x 9' 9") There is a double glazed window to the side of the property, under floor heating, media points and carpet flooring.

Bathroom

2.08m x 1.71m (6' 10" x 5' 7") There is a jacuzzi bath with chrome mixer tap with hand shower attachment, low level w.c, pedestal wash hand basin with fitted mirror over, chrome ladder style towel radiator, electric shaver point, under floor heating, down lights, extractor and fully tiled walls and flooring.

Exterior

Garden

15m x 10m (49' 3" x 32' 10") This stunning garden features a large paved patio area with hedge borders which steps down to a lawned garden. The remainder of the garden is well stocked with an eclectic range of trees, hedges and planting.

Allocated Secure Underground Parking

This apartment benefits from an allocated secure underground parking space. There is a lift and stairs to all floors.

Agents Note

Our vendors have advised us that the property is being sold with a share of the freehold and with the remainder of a 999 year lease which commenced in July 2005. The annual maintenance fee is £1850 and the council tax band is D. Pets are allowed and you can rent the property out for a minimum of 6 months.

Disclaimer

In accordance with section 21 of the Estate Agents Act 1979, we would advise any prospective purchaser that the seller of this property is related to a member of staff of Terence Painter Estate Agents.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(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	

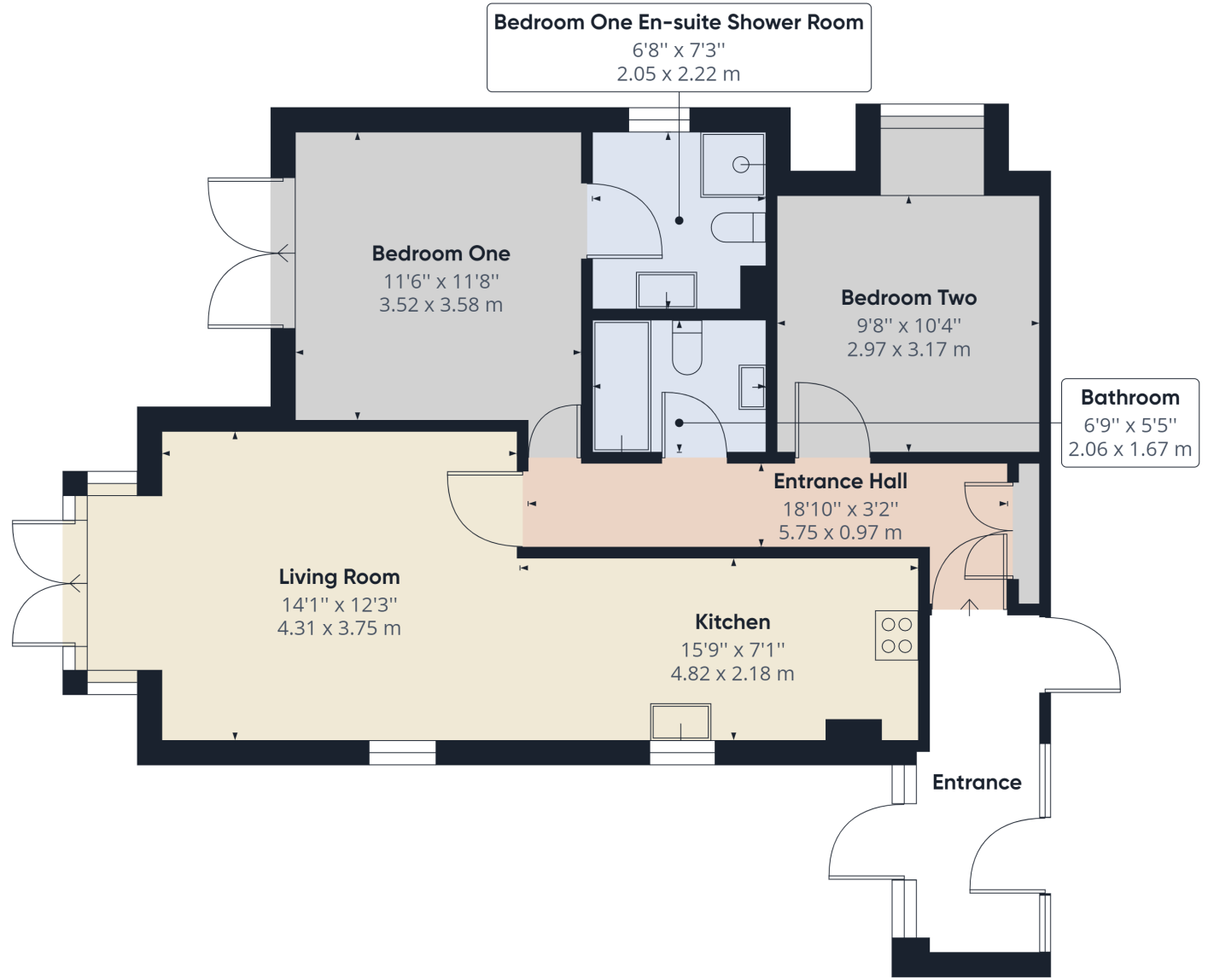


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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.



Approximate total area⁽¹⁾
729.98 ft²
67.82 m²

(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.

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