

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 £350,000

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.

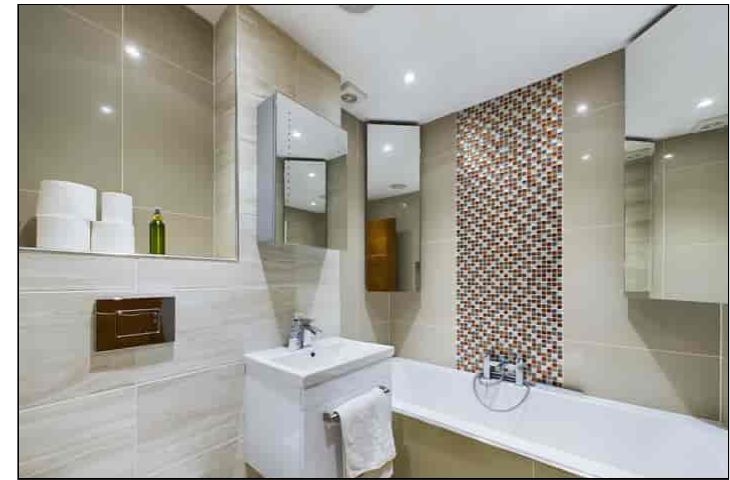


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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.

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⁾

960.14 ft²
89.2 m²

Balconies and terraces

210.65 ft²
19.57 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.

Calculations are based on RICS IPMS 3C standard.

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