



- Two Double Bedrooms
- Prestigious Location
- En-suite Shower Room
- Gas Central Heating & Double Glazing
- Two Juliette Balconies
- Fitted Kitchen with Appliances
- Bathroom
- Allocated Parking
- EPC Rating - B

10 The Gates Percy Avenue, Broadstairs, Kent. CT10 3AS.

Leasehold £225,000

Spacious First Floor Apartment in the Popular Kingsgate Location – No Forward Chain

This spacious two-bedroom first floor apartment is situated within the prestigious 'Gates' development in Kingsgate, just a short walk from the stunning Botany Bay beach. Local shops, pubs, and restaurants are close by, with Broadstairs and Cliftonville town centres easily accessible by bus or car.

Offered to the market with no forward chain, the property is both well-appointed and generously proportioned throughout. Accommodation comprises a welcoming entrance hall and a clearly defined open-plan kitchen/living area featuring a modern fitted kitchen and a Juliet balcony to the front. There is a bathroom and two double bedrooms, including a principal bedroom with an en-suite shower room and a Juliet balcony overlooking the rear. There is an allocated parking space to the rear.

In our opinion, this attractive home would make an ideal first-time purchase, second home, or secure retirement property. Early viewing is highly recommended. To arrange your viewing, contact Terence Painter Estate Agents today on 01843 866 866.

Ground Floor

Entrance

Via communal front door with video entry system.

Communal Hall

With stairs leading to first floor. Private front door to:

First Floor

Hall

16' 6" (5.03m) long with doors leading to all rooms. Video entry phone. Radiator. Smoke detector. Central heating thermostat.

Living Area

20' 3" x 11' 8" (6.17m x 3.56m) Providing living and dining areas. Two double glazed windows and French doors to front opening to Juliette balcony. Radiator. Television and telephone points. Carpeted flooring. Open to:

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Kitchen

13' x 5' 9" (3.96m x 1.75m) Fitted with a range of units with a high gloss wood style finish. One and a half bowl single drainer stainless steel sink unit inset to extensive work surface area with modern glass upstand. Electric ceramic hob with stainless steel extractor unit over and built-in electric oven under. Integrated dishwasher and washer-dryer. Integrated fridge-freezer. Wood style laminate flooring. Inset ceiling lighting and smoke detector.

Bathroom

Well appointed contemporary bathroom fitted with a white suite comprising panelled bath with shower and glass screen over. Wash basin with shelf and electric shaver point over. Low level w.c. Fully tiled in mosaic style ceramics over bath and to one wall. Chrome ladder style towel rail radiator. Polished tiled flooring. Inset ceiling lights and extractor.

Bedroom 1

13' (3.96m) x 12' 6" (3.81m) widening to 15'1" (4.60m) in dressing area. Good sized master bedroom with double glazed window and French doors to rear opening to Juliette balcony. Television and telephone points. Radiator. Door to:

En-suite Shower-room

Well appointed contemporary shower room fitted with a white suite comprising corner shower cubicle and screen. Corner wash basin and low level w.c. Fully tiled in mosaic style ceramics. Chrome ladder style towel rail radiator. Polished tiled flooring. Inset ceiling lights and extractor.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m) With double glazed window to rear. Radiator. Television and telephone points. Cupboard housing combination boiler.

Exterior

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To the front of the property are landscaped areas incorporating a bin storage recess. Accessed via double iron gates and located to the rear is a private residents car park with lighting. The apartment benefits from one allocated and numbered parking space.

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Lease Information

- 125 Year Lease from 2012.
- Maintenance Fee £1218.
- Agents Fee £465.
- Ground Rent £250.
- Holiday Letting is not permitted.
- EPC Rating B (84/84)

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Disclaimer

Please note that the internal images shown were taken prior to the property being tenanted and the condition of the property may differ now.



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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.

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