

Terence Painter

ESTATE AGENTS



- Ground Floor Flat
- One Double Bedroom
- Warden Assisted Apartment
- Well Presented Accommodation
- Residents Parking & Beautiful Communal Gardens
- Residents Lounge Area
- No Forward Chain
- Well Appointed Bathroom
- Close Proximity to High Street, Doctors Surgery, Dental Surgery & Transport Links
- Double Bedroom with Fitted Wardrobe
- 21'3" Lounge/Diner



23 Church Court Grove, St Peters, Broadstairs, Kent. CT102YH.

Leasehold £129,995

GROUND FLOOR WARDEN ASSISTED HOME IN BEAUTIFUL SURROUNDINGS!

This is a rare opportunity to acquire a one bedroom ground floor flat located in Church Court Grove which is a warden assisted complex for people over the age of 55.

This complex is located in the picturesque village of St Peters and is in close proximity to the Co-op supermarket, doctors surgery, chemist and bus routes.

The deceptively spacious accommodation of this home includes a 21' 3" lounge/diner, fitted kitchen, shower room and double bedroom with fitted wardrobes. This flat also benefits from residents parking, private entrance, private external store cupboard and use of the communal lounge and garden.

This home is being offered with no forward chain so call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

Private Entrance

Access into the property is via a part glazed composite front door to the entrance porch.

Entrance Porch

There is exposed brick walls, carpet flooring and a further part glazed door to the lounge/diner.

Lounge/Diner

6.48m x 3.55m narrowing to 2.97 (21' 3" x 11' 8" narrowing to 9'89") This well defined room features a double glazed window to the front of the property, storage cupboard, door to the inner hallway, media points and carpet flooring.

Inner Hallway

There is an airing cupboard, carpet flooring and doors leading off to the bedroom, bathroom and kitchen.

Bedroom

2.96m x 2.89m (9' 9" x 9' 6") Measurements include a range of fitted wardrobes with mirrored sliding doors, double glazed window to the rear, television point and carpet flooring.

Kitchen

2.77m x 1.67m (9' 1" x 5' 6") This kitchen features a range of fitted wall, base and drawer units with space and plumbing for an electric cooker, washing machine and fridge/freezer. There is a stainless steel sink unit inset to roll top work surfaces, localised wall tiling and vinyl flooring.

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Bathroom

2.07m x 1.69m (6' 9" x 5' 7") This well appointed room features a walk-in bath with a chrome mixer tap with shower attachment, low level w.c, wash hand basin inset to a vanity unit with a fitted mirror over, part tiled walls, extractor and vinyl flooring.

Residents Parking

This flat benefits from residents parking to the front of the property. There is also ample visitors parking.

Communal Gardens & Lounge

This property benefits from the use of the beautifully maintained communal gardens and a communal lounge area which is located in a central building with the wardens office.

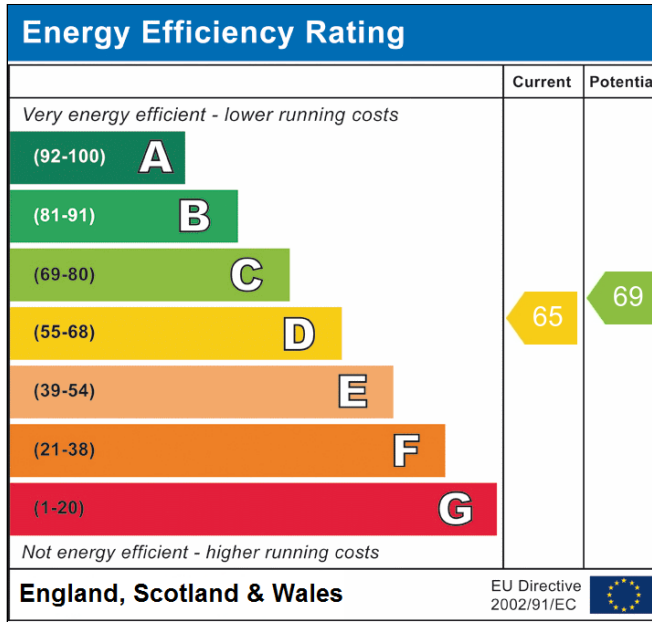
Agents Note

Our vendors have advised us that they currently pay £139.02 PCM for the maintenance fees which includes the ground rent.



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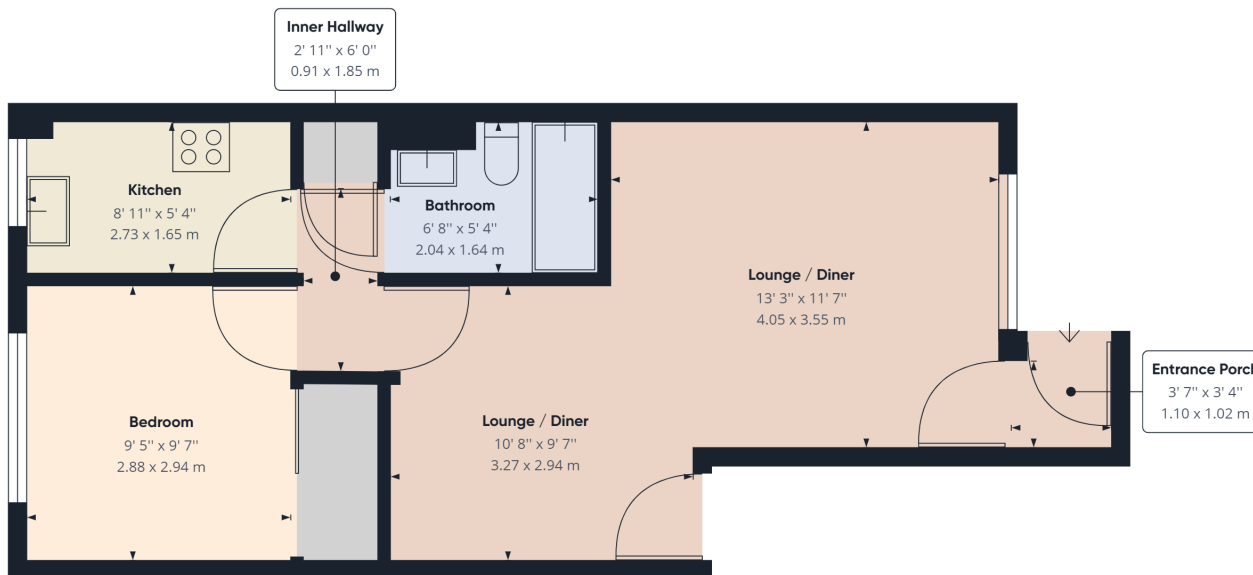


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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.



Ground Floor

Approximate total area⁽¹⁾
 471.75 ft²
 43.83 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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