

Terence Painter

ESTATE AGENTS



- Retirement Apartment
- One Bedroom
- First Floor
- Lift & Stairs To All Floors
- Parking
- Fitted Bathroom
- Warden Assisted
- Over 55's Only
- No Forward Chain
- Warden Available Mon-Fri Between 9am -1pm
- Bright & Airy Living Room
- Communal Lounge & Kitchen & Laundry Room



Flat 22 The Mansions, Fairfield Road, Broadstairs, Kent. CT102QH.

Leasehold Offers in excess of £85,000

BRIGHT AND AIRY ONE BEDROOM APARTMENT WITH NO ONWARD CHAIN.

Terence Painter Estate Agents are pleased to be marketing this modern purpose built first floor apartment in the Mansions, Broadstairs which is situated close to local amenities including Asda, Tesco and the picturesque town centre with its array of shops, restaurants and sandy beaches. These particular properties are for people 55 years and over and there is a Warden on site five days a week. Internally the property consists of: One double bedroom with fitted wardrobes, bathroom and a lounge which is open plan to the fitted kitchen with integrated appliances. The Mansions has a great community that regularly meet for coffee mornings and social evenings. There are communal gardens to enjoy, parking, lift to all floors, communal lounge, laundry room and kitchen. Call us today on 01843 866866 to arrange your viewing.

Ground Floor

Communal Entrance

Via secure phone entry system. There are stairs and a lift to all floors and doors leading off to the communal lounge, kitchen and laundry room.

First Floor

Apartment Entrance

This is via a hard wood front door.

Entrance Hall

3.490m max x 3.061m max (11' 5" x 10' 1") This is an L shaped entrance hall which features a large airing cupboard, wall mounted phone for the secure entry system, storage heater, telephone point, access hatch to the loft space, carpet flooring and doors leading off to the living room, bedrooms and bathroom.

Living Room

3.720m x 3.061m (12' 2" x 10' 1") 3.720m x 3.061m (12' 2" x 10' 1") This is a bright and airy room with two double glazed windows to the side of the property and a window to the front of the property. There is a television point, telephone point, storage heater and part glazed French doors to the kitchen.

Kitchen

3.078m x 2.694m (10' 1" x 8' 10") There is a matching range of wall, base and drawer units with an integrated electric oven/grill, and ceramic hob with an extractor hood over. There is space for a fridge/freezer, stainless steel sink unit inset to stone effect worktops, localised tiling, double glazed window to the front of the property, wall mounted heater and vinyl flooring.

Bedroom

3.410m x 3.128m (11' 2" x 10' 3") There is a double glazed window to the side of the property, carpet flooring, storage heater, fitted wardrobe and television and telephone points.

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Bathroom

2.134m x 1.779m (7' 0" x 5' 10") There is a low level panelled bath with an electric shower over, low level w.c, wash hand basin inset to a vanity unit with fitted mirror over, wall mounted heater and vinyl flooring.

Exterior

Agents Note

The vendors have advised us that the annual maintenance fee is £2500. We have also been advised there is 77 years remaining on the lease.

Parking

There is a residence carpark to the front of the property.

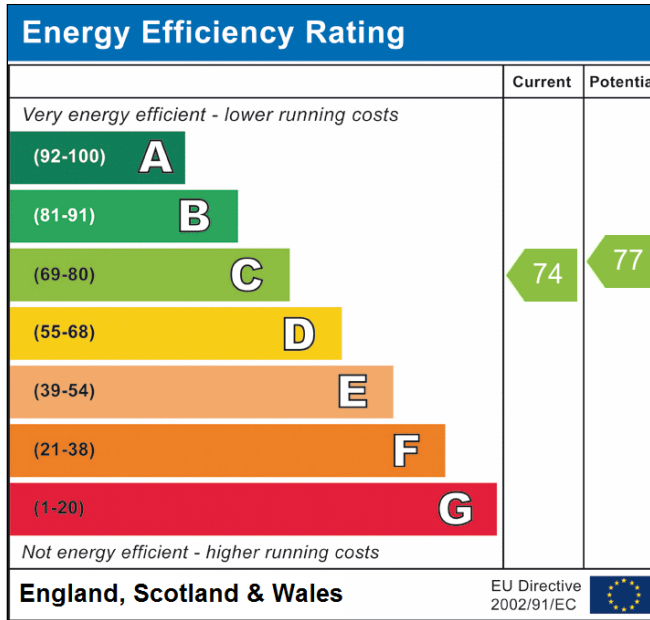
Communal Gardens

The well maintained communal gardens are located to the front of the property.



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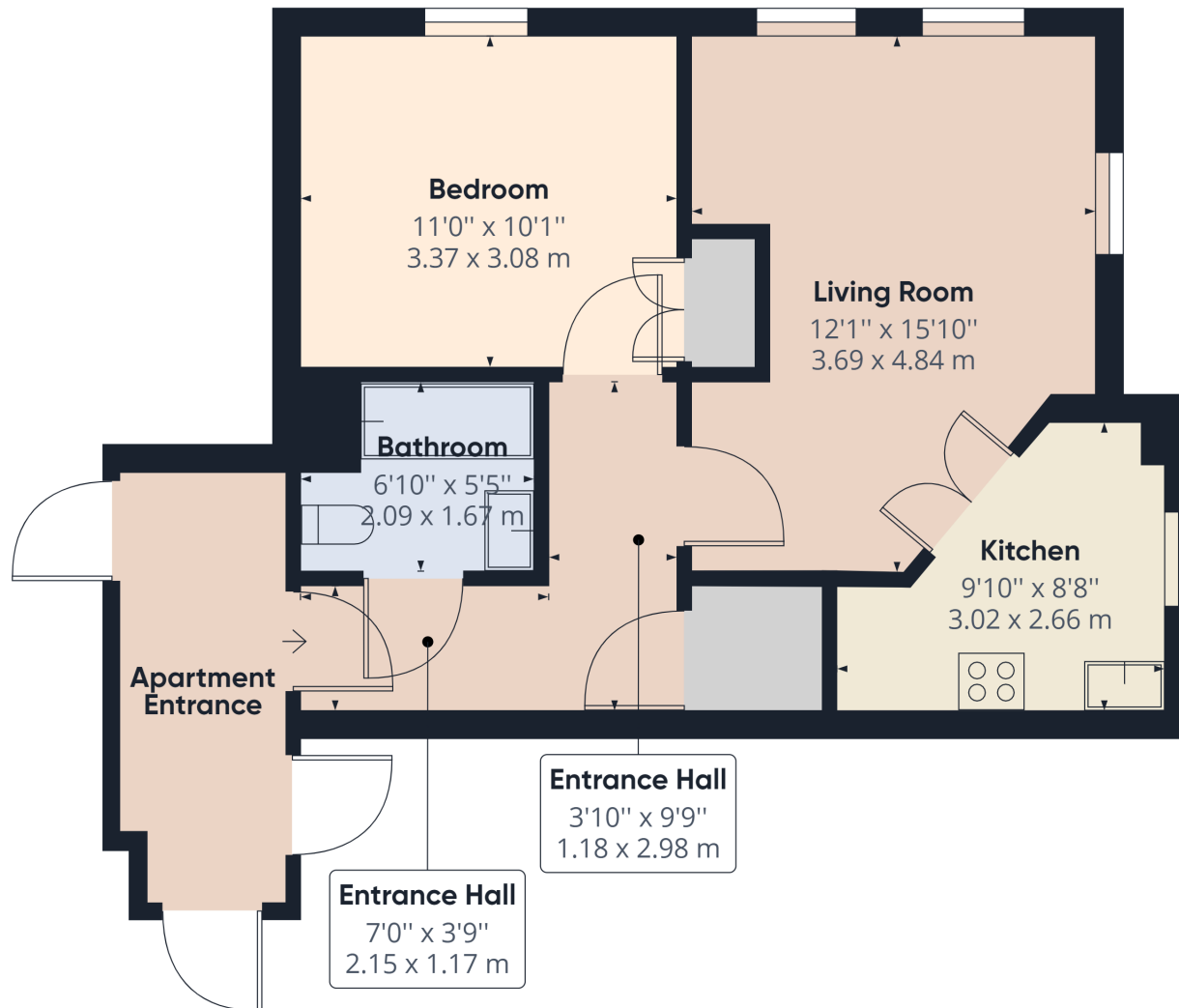


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Approximate total area⁽¹⁾
482.47 ft²
44.82 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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