

Terence Painter

ESTATE AGENTS



- New Home
- Ground Floor Garden Apartment
- Two Double Bedrooms
- Prestigious Gated Development
- Finished to a High Specification
- Private Terrace to Two Sides Of The Property
- Gated & Allocated Parking
- Stunning Fitted Kitchen with Integrated Appliances & Quartz Worktops
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- 10 Year Building Warranty
- Open Plan Kitchen/Living Room
- Lift & Stairs To All Floors
- Well Appointed Bathroom
- Secure Entry System
- Available Now!

Apartment 1 Botany Court, 91 Kingsgate Avenue, Broadstairs, Kent. CT103LW.

Share of Freehold £390,000

APARTMENT ONE, AVAILABLE NOW! NEW SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE TERRACE WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this newly built and well proportioned two double bedroom ground floor luxury apartment located within Botany Court, an exclusive development of 10 luxury two and three bedroom apartments which all benefit from private outside space, secure gated parking and communal gardens. Kingsgate is regarded as one of the most exclusive coastal residential areas in Broadstairs, with the renowned and award winning picturesque sandy beaches at Botany Bay on your door-step. The property is also within easy access of extensive cliff-top promenades, pubs and restaurants. The town's quaint high street is approximately two miles distant and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within half a mile of the property.

The generous accommodation of this property comprises a welcoming entrance hall with a large walk in storage cupboard, impressive open plan kitchen/living room which features doors out to a private terrace area which extends to two sides of the apartment and a stunning fitted kitchen with integrated appliances and quartz work tops.

There are two generous size double bedrooms and a well appointed bathroom.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Communal Entrance

There is a secure front door to the communal entrance hall which features stairs and a lift to all floors.

Apartment Entrance

Access to the property is via a solid wooden front door to the entrance hall.

Entrance Hall

There is porcelain tiled flooring, down lights, large walk in storage cupboard which houses the combination boiler, underfloor heating, open doorway to the kitchen living room and doors leading off to the bedrooms and bathroom.

Kitchen/Living Room

7.54m x 3.97m (24' 9" x 13' 0")

Kitchen Area

There is a range of fitted wall, base and drawer units with integrated appliances including an electric oven/grill, hob with an extractor hood over, microwave, washing machine, slimline dishwasher, fridge and freezer. There is a stainless steel sink unit with chrome mixer tap inset to quartz work tops, under unit lighting down lights and porcelain tiled flooring with underfloor heating.

Living Room Area

There is a double glazed French doors to the front which provide access to the private terrace area. There are media points, down lights and tiled flooring with underfloor heating.

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Bedroom One

5.13m x 3.63m (16' 10" x 11' 11") There are two double glazed windows to the side of the property and French doors to the front which provide access to the private terrace area. This room features media points, carpet flooring and under floor heating.

Bedroom Two

4.16m x 4.10m (13' 8" x 13' 5") There are double glazed French doors to the private terrace area, carpet flooring, television point and underfloor heating.

Bathroom

2.18m x 2.05m (7' 2" x 6' 9") This well appointed room features a panelled bath with a chrome mixer tap and a rain style mixer shower over with a hand shower attachment, low level w.c with a concealed cistern, wash hand basin with chrome mixer tap inset to a vanity unit with an illuminated mirror over, chrome ladder style towel radiator, fully tiled walls, tiled flooring, extractor and down lights.

Terrace

9.49m max x 4.61m max (31' 2" x 15' 1") This is an L shaped terrace arranged in three parts located to the front and side of the property. There is a secure gate to the side, granite tiled flooring and feature lighting.

Secure Parking

This home benefits from secure gated allocated parking space to the rear of the property.

Communal Garden

There is a lawned communal garden to the rear of the property, and brick-built meter, refuse and cycle stores.

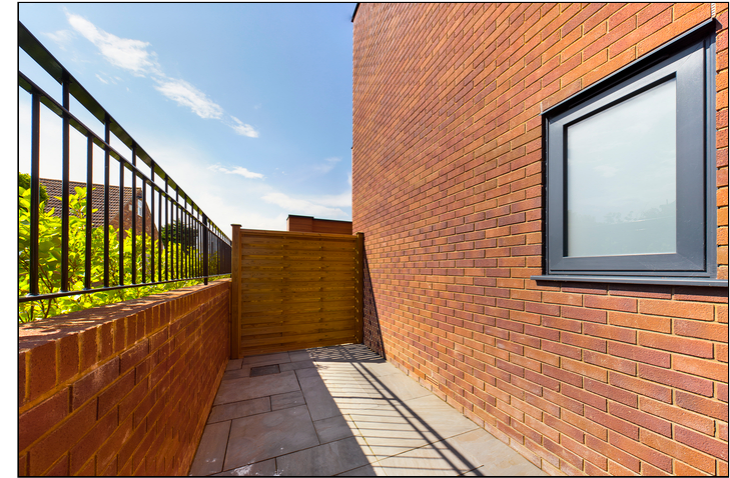
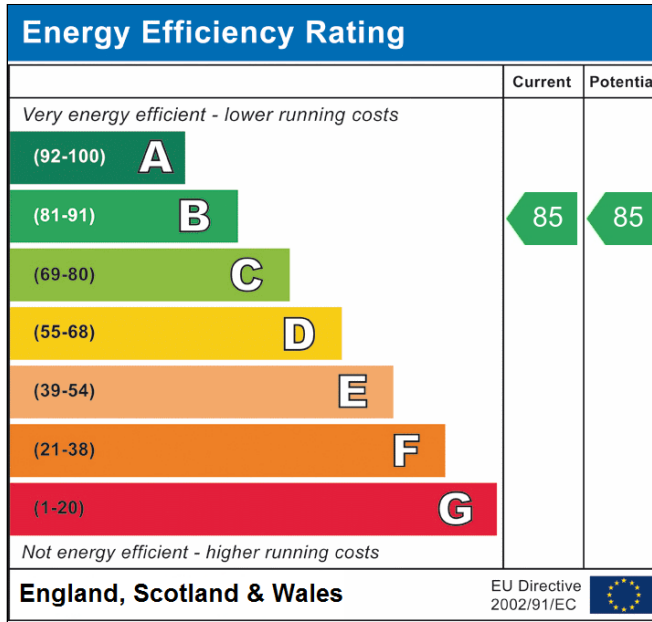
Agents Note

- This property is being sold with a new 999 year lease with a share of the freehold
- The property will benefit from a 10 year building warranty
- The Service Charge has been set at £1100 per annum to include building insurance
- Long term lets are permitted
- Pets are allowed



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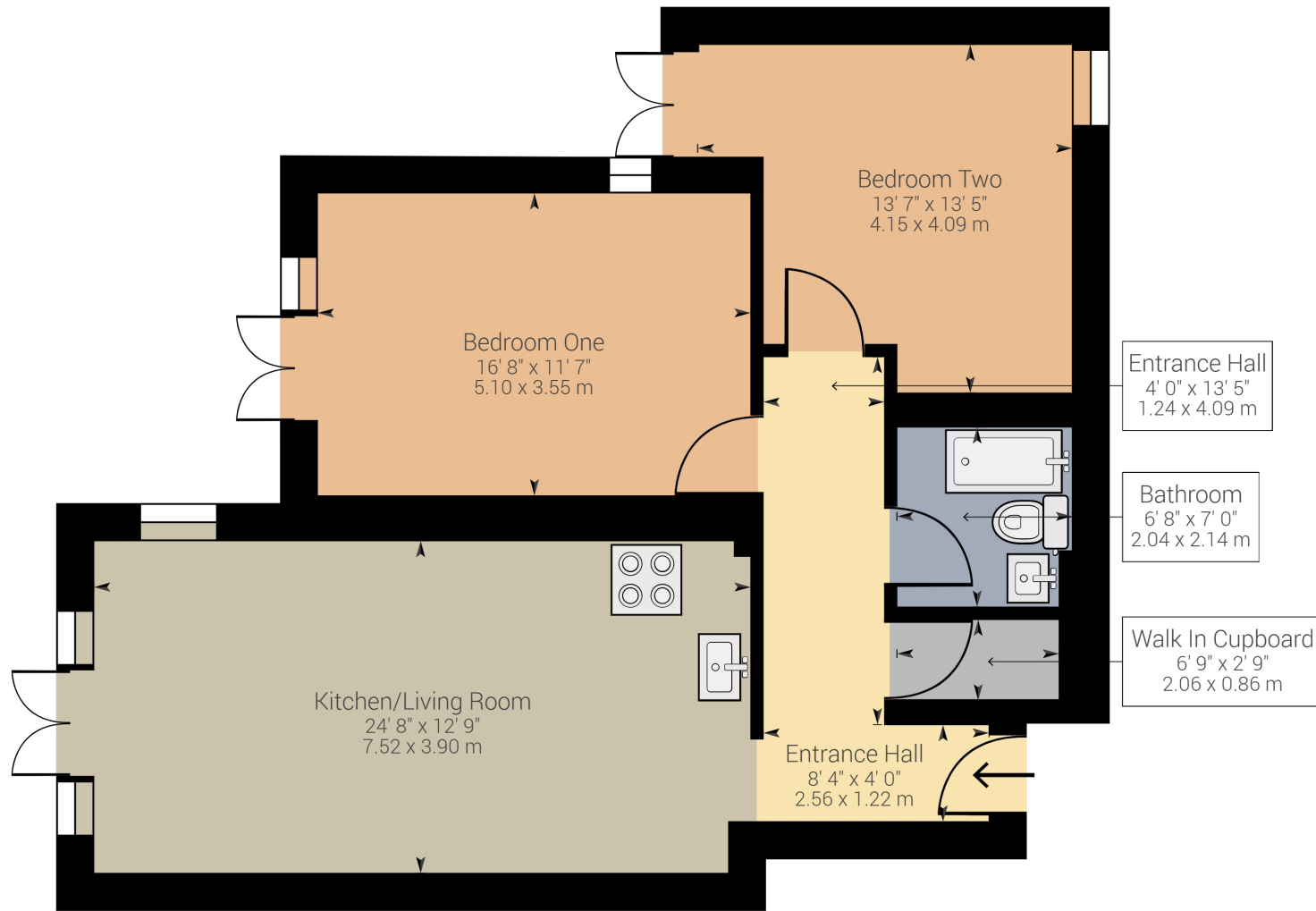


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate net internal area: 848.66 ft² / 78.84 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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