

Terence Painter

ESTATE AGENTS



- Ground Floor Apartment
- Two Double Bedooms
- 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 & Cliff Top Walks
- Open Plan Kitchen/Living Room
- Lift & Stairs to All Floors
- Secure Entry System



Flat 1, 91 Kingsgate Avenue, Broadstairs, Kent. CT10 3LW.

Leasehold Offers in excess of £350,000

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 well proportioned two double bedroom ground floor luxury apartment located within Botany Court, an exclusive development of just 10 luxury two and apartments. The apartment benefits from a private outside terrace, 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.

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 Area

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 are 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.

Flat 1, 91 Kingsgate Avenue, Broadstairs, Kent. CT10 3LW.

Offers in excess of £350,000

Principal Bedroom

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 and a fitted wardrobe.

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 x 4.61m (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

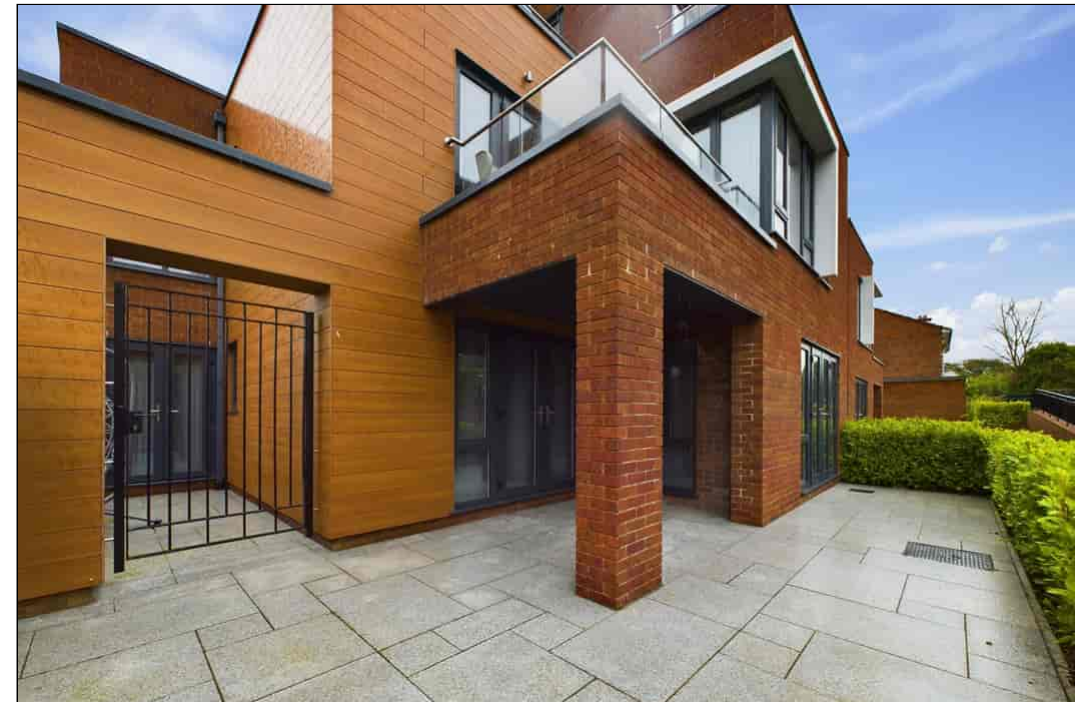
This home benefits from secure gated allocated parking space to the rear of the property.

Communal Garden

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

Agents Notes


- This property is being sold with the balance of 999 year lease with a share of the freehold
- The property benefits from the balance of 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
- Council tax band D



Flat 1, 91 Kingsgate Avenue, Broadstairs, Kent. CT10 3LW.

Offers in excess of £350,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(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 

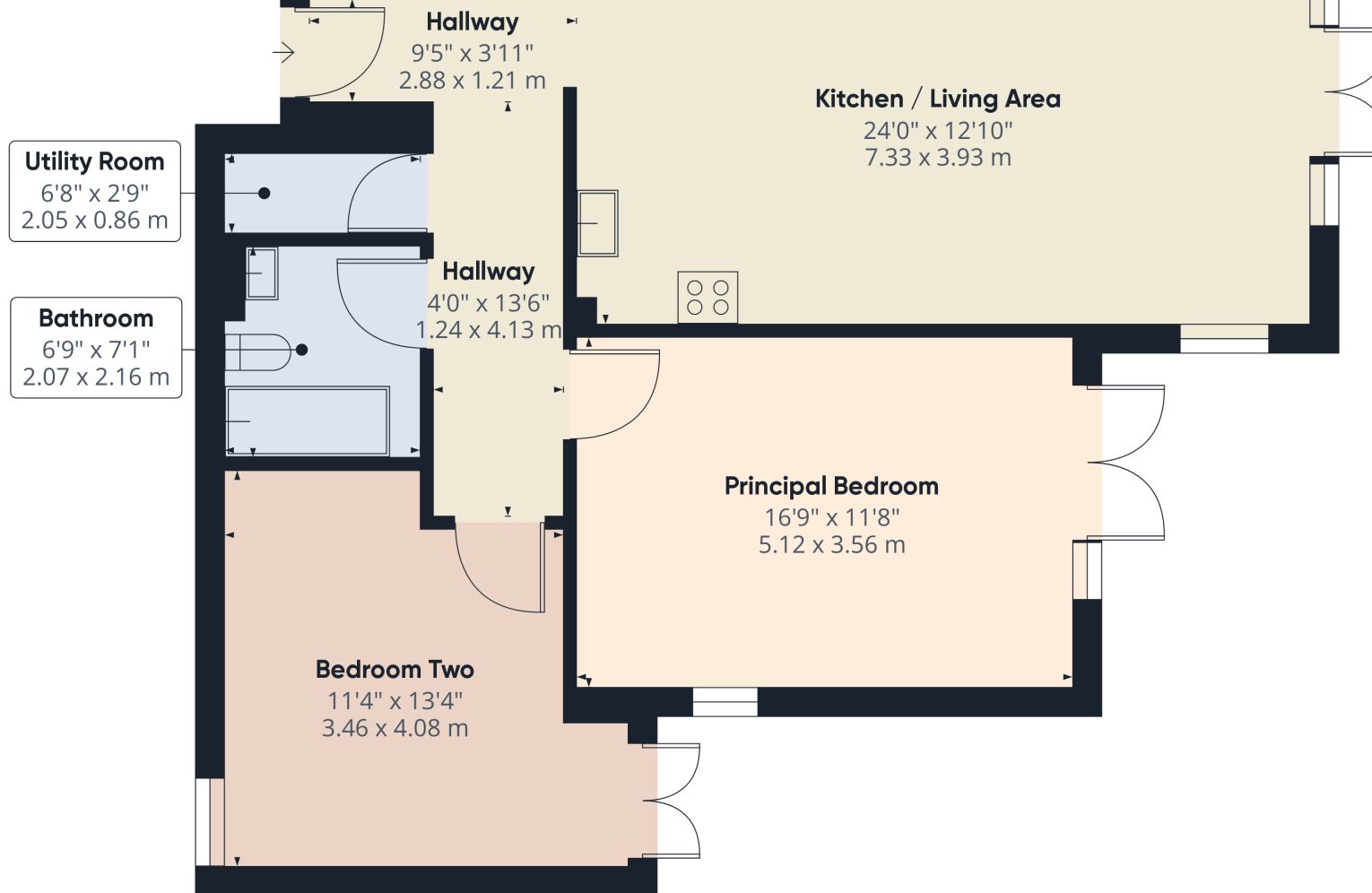


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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⁾

843.83 ft²
78.39 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.

GIRAFFE360

Flat 1, 91 Kingsgate Avenue, Broadstairs, Kent. CT10 3LW.

Offers in excess of £350,000