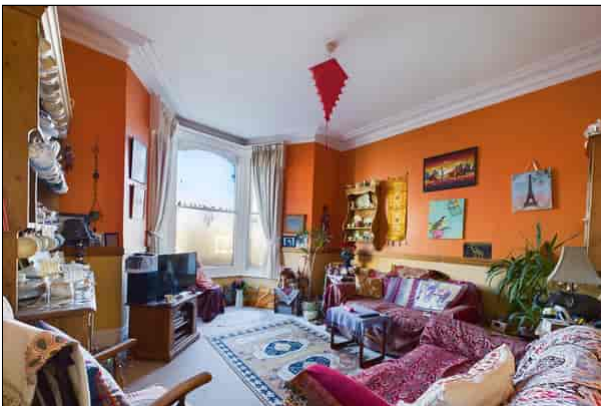


Terence Painter

ESTATE AGENTS

- First Floor Apartment With Side On Sea Views
- One Bedroom
- Located Within Yards of The Picturesque Louisa and Viking Bays
- No Forward Chain
- Allocated Parking Space
- Central Broadstairs Location
- Fitted Kitchen
- Close Proximity to Beach, High Street, Schools & Transport Links
- Share of Freehold



Flat 5 Warwick Court, 16 Granville Road, Broadstairs, Kent. CT101QB.

Share of Freehold £177,000

ONE BEDROOM SEASIDE APARTMENT IN THE HEART OF BROADSTAIRS WITH ALLOCATED PARKING, BEING OFFERED WITH NO FORWARD CHAIN.

Terence Painter Estate Agents are proud to present this one bedroom, first floor apartment ideally located in the heart of Broadstairs within just yards of the picturesque Louisa and Viking Bays. The property is very warm and welcoming from the minute you step inside the front door. This well kept apartment features a sash bay window which offers a lovely side on sea view. It also comes with a fitted kitchen, double bedroom and bathroom, along with an allocated parking space to the rear.

The bustling High Street of Broadstairs with its wide range of shops, pubs, restaurants and transport links; including the train station with its high speed services to London, are no more than a few minutes walk away.

This property is offered with a no forward chain. Please call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## **The apartment**

### **Communal Entrance**

Access to the communal entrance hall is via a secure front door.

### **Communal Entrance Hall**

Carpeted stairs to first floor.

### **Apartment Entrance**

Access is via a wooden door to the entrance hall.

### **Entrance Hallway**

2.69m x 2.15m (8' 10" x 7' 1") Wall mounted phone for entry system located to the right of the front door. Doors leading to the living room, kitchen, bathroom and bedroom. Carpeted flooring.

### **Living Room**

4.32m Into bay window x 3.9m (14' 2" x 12' 10") Front facing bay window with side on sea views. Tv point. Service hatch to the kitchen. Coving and dado rail with high level skirting board. Carpeted flooring. Radiator.

### **Kitchen**

2.64m x 1.58m (8' 8" x 5' 2") Window out to the side of the property. Service hatch into the living room. Radiator and vinyl flooring. Spotlights, coving and localised wall tiling. Fitted wall and base units. Space and plumbing for washing machine and electric cooker. Stainless steel sink unit inset to worktops.

**Flat 5 Warwick Court, 16 Granville Road, Broadstairs, Kent. CT101QB.**

**£177,000**

### **Bathroom**

2.37m x 1.49m (7' 9" x 4' 11") Window out to the side of the property. Ladder style towel rack radiator, low level WC. Carpeted flooring. Pedestal wash hand basin, tiled walling. Bath with mixer tap and shower attachment.

### **Bedroom**

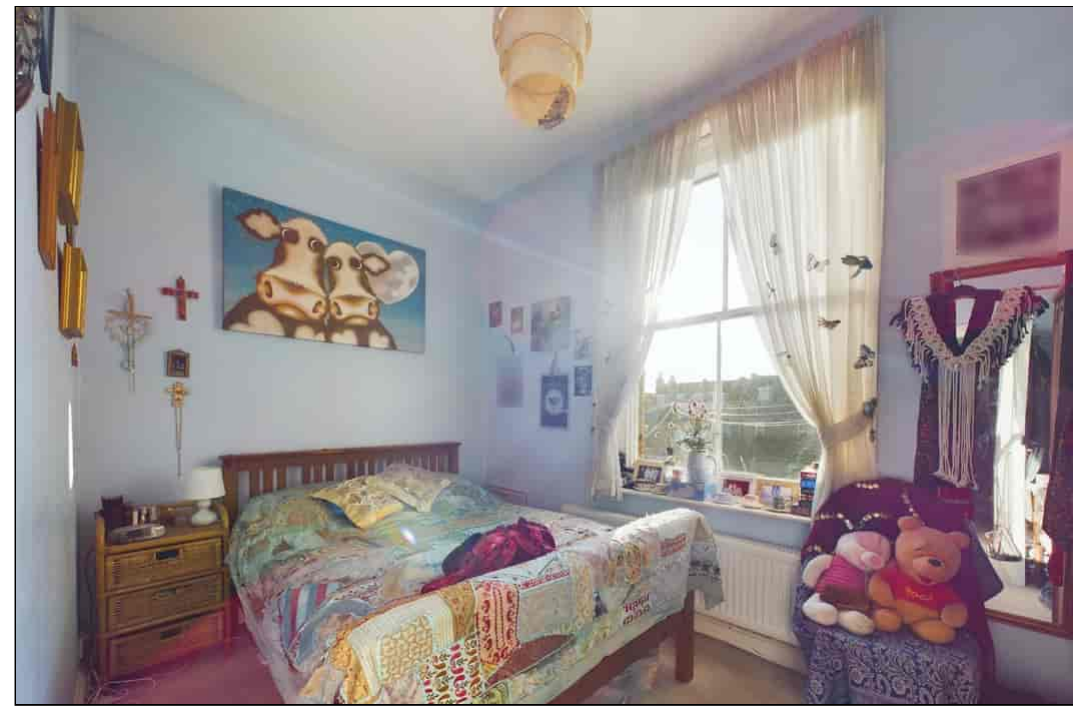
3.89m x 2.36m (12' 9" x 7' 9") Carpeted flooring. Radiator. Rear facing sash window. High level skirting board.

### **Council Tax Band**

Council tax band A.

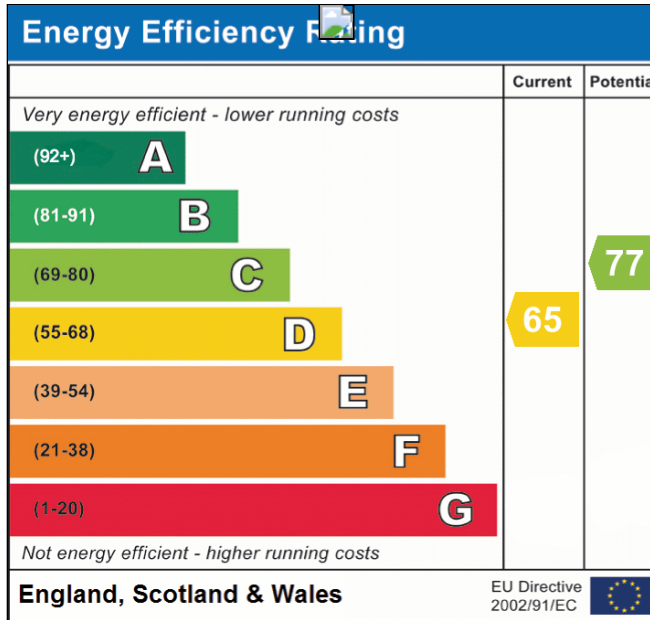
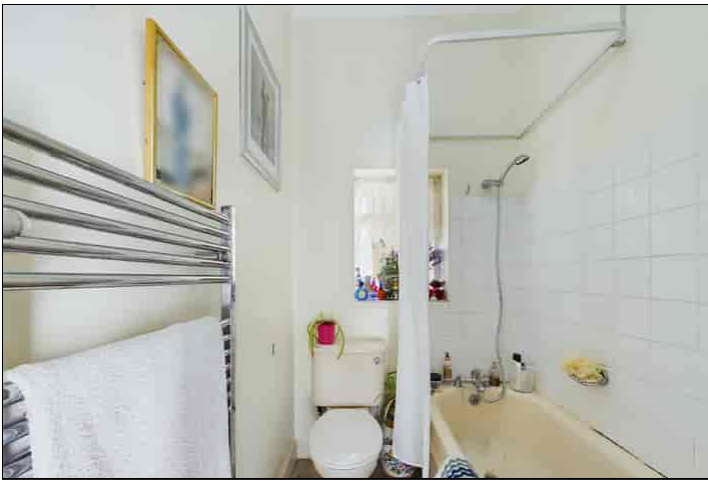
### **Lease Information**

- Vendor of the property has informed us that this property is to be sold with a share of the freehold.
- 125 year lease commenced 14/03/1986, approximately 88 years remaining.
- Maintenance/service charge - £90.00 per month.
- No holiday lets allowed.
- Assured shorthold tenancies are permitted.
- Pets are allowed.
- Ground rent & Building insurance are included in the monthly service charge.



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**£177,000**

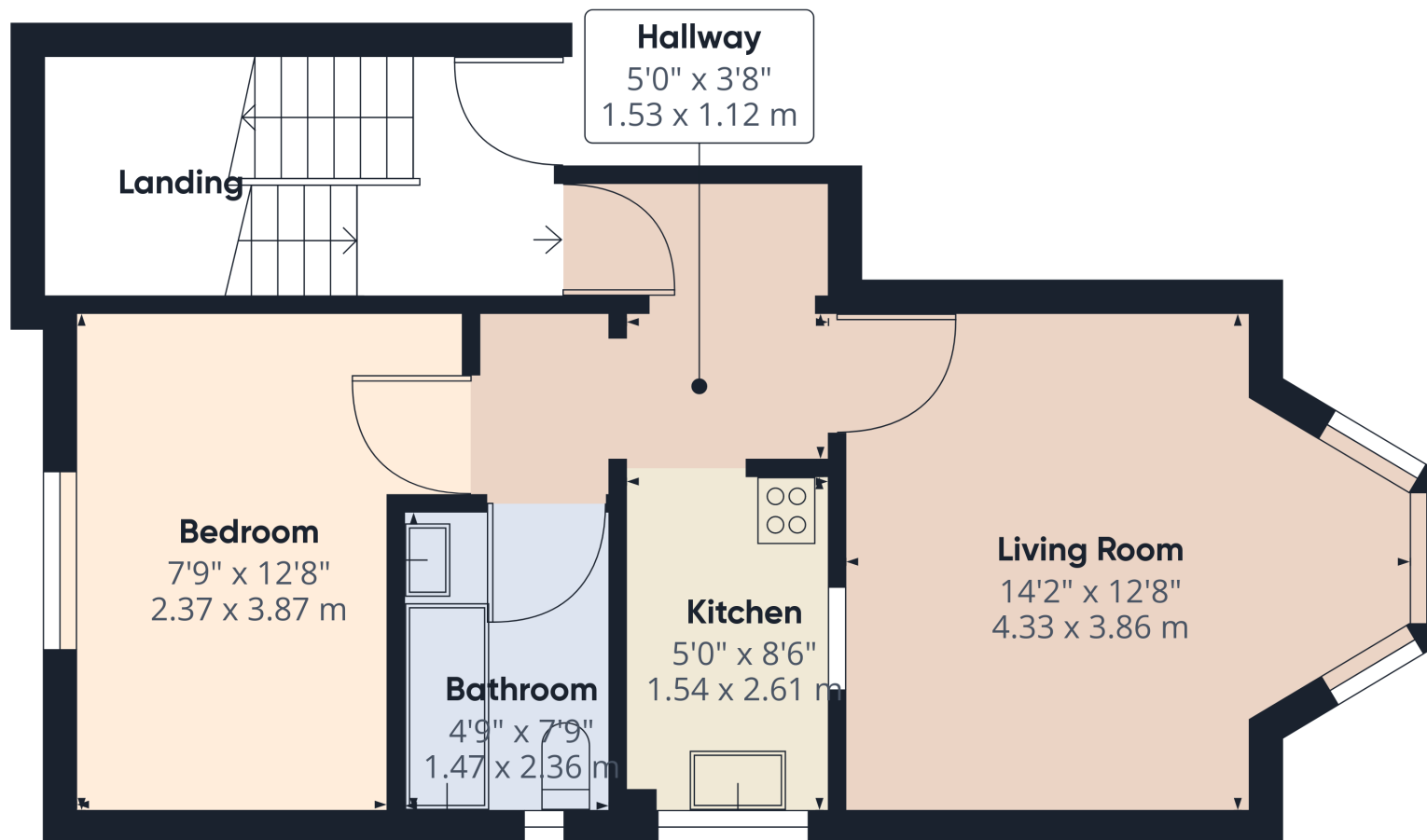


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto: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<sup>m</sup>

405.11 ft<sup>2</sup>

37.64 m<sup>2</sup>

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

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£177,000