

Terence Painter

ESTATE AGENTS



- Ground Floor Apartment
- Two Bedrooms
- Recently Refurbished
- Ensuite to Master
- Family Bathroom
- Allocated Parking
- Communal Gardens
- Private Entrance
- Located Close to Shops, Schools & Transport Links



Flat 1, St Stephens Poplar Road, St Peters, Kent. CT102SA.

Leasehold £250,000

REFURBISHED SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT IN THE HEART OF THE PICTURESQUE VILLAGE OF ST PETERS WITH PRIVATE ENTRANCE & ALLOCATED PARKING.

This is an exciting opportunity to acquire this recently refurbished spacious two double bedroom apartment which is ideally situated in central St Peters within close proximity to the local schools, shops, transport links and amenities.

The generous size accommodation of this home comprises a welcoming entrance hall, 19' Living Room, modern fitted kitchen, two double bedrooms with an en-suite shower room to the master bedroom and a bathroom. This home also benefits from a private entrance, allocated parking space to the front of the property, communal electric vehicle charging point and a well maintained communal garden. Call Terence Painter Estate Agents now on to arrange your viewing.

Location

Flat 1, St Stephens

As you turn left into Livingstone Road from Albion Road, Poplar Road is the first turning on the left. St Stephens is located at the far end of the road on the left hand side and Flat 1 is the first apartment you come to.

Ground Floor

Entrance

Via a double glazed leaded light front door leading into the hall.

Hall

There is laminate flooring, column radiator, down lights, telephone point and the ceiling is coved. To the right are doors into the the living room and storage cupboard, to the left are doors into the kitchen and bathroom and in front are doors into both bedrooms.

Walk-In Storage Cupboard

5' 5" x 5' 1" (1.65m x 1.55m) A large storage cupboard which the current vendors have set up as a home office.

Living Room

19' x 11' 9" (5.79m x 3.58m) narrowing to 8' 7" (2.62m) There is a double glazed window to the front. The flooring is carpet and there is coved ceiling, television aerial point, telephone point, down lights and a radiator.

Kitchen

9' 3" x 8' 7" (2.82m x 2.62m) Measurements include a range of matching contemporary wall and base units with an integrated electric oven/grill, fridge/freezer and ceramic hob with an extractor hood over. There is space and plumbing for a washing machine and dishwasher, sink unit with mixer tap inset to worktops, localised wall tiling, breakfast bar area, laminate flooring and a double glazed window to the front of the property.

Bedroom 1

13' 8" x 11' 4" (4.17m x 3.45m) There is a double glazed window to the rear, coved ceiling, column radiator, carpet flooring and a door to the en-suite shower room.

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Ensuite

2.25m x 1.50m (7' 5" x 4' 11") There is a large fully tiled shower cubicle with a copper rain style fitted shower head, complementing towel radiator and a low level w.c and wash hand basin with a copper mixer tap inset to a vanity unit. There are down lights, extractor and tiled walls and flooring.

Bedroom 2

13' 8" x 9' (4.17m x 2.74m) There is a double glazed window to the rear, coved ceiling, column radiator and carpet flooring.

Bathroom

7' 4" x 7' 2" (2.24m x 2.18m) A white suite comprising close coupled wc, pedestal wash hand basin and panelled bath with shower attachment to mixer taps. The floor is tiled and there is a radiator, extractor fan and partially tiled walls. There is a shaver light and socket.

Exterior

Allocated Parking

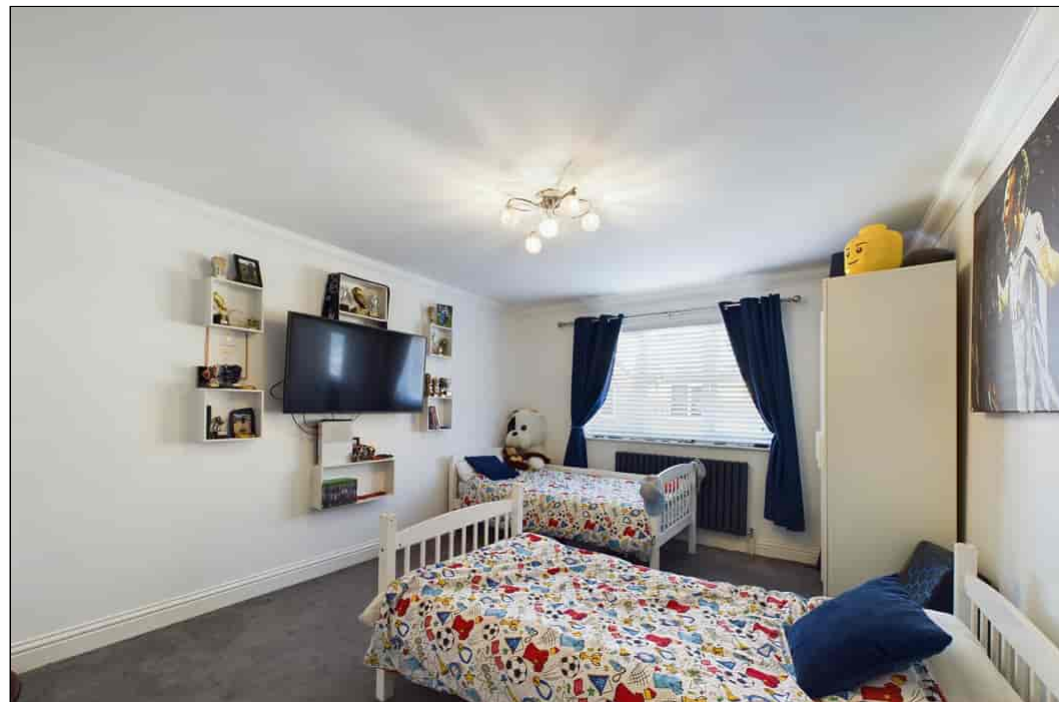
As you approach Flat 1 St Stephens there is an allocated parking space immediately in front of the property and a pathway leading to the private front door.

Communal Garden

There is a pretty and well maintained communal rear garden which there is gated access to. It is mainly laid to lawn and can be used by all residents.

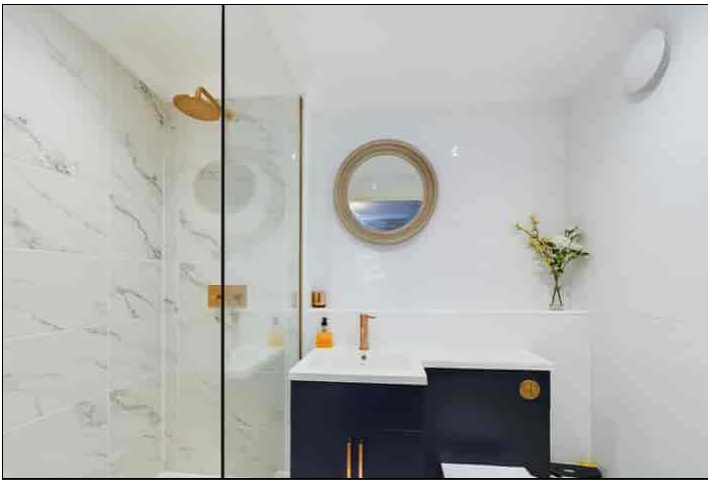
Agents Note

- The vendors have advised us that the maintenance fee is £2226.64 per annum.
- The property is council tax band B.
- Length of lease is 125 Years from the 29/09/2004

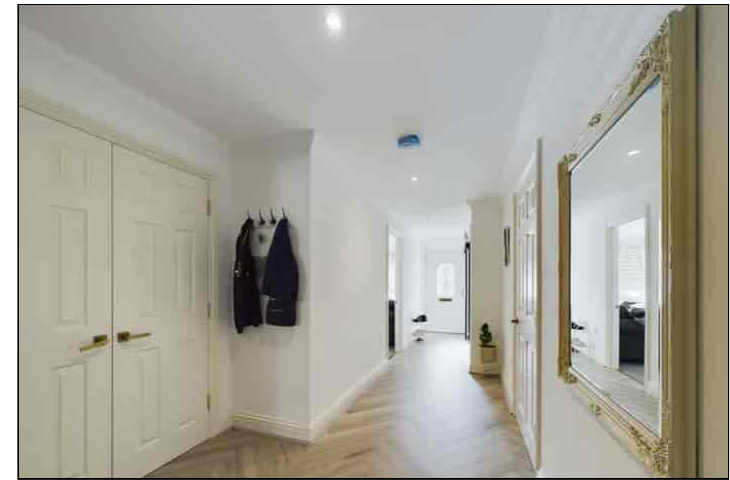


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

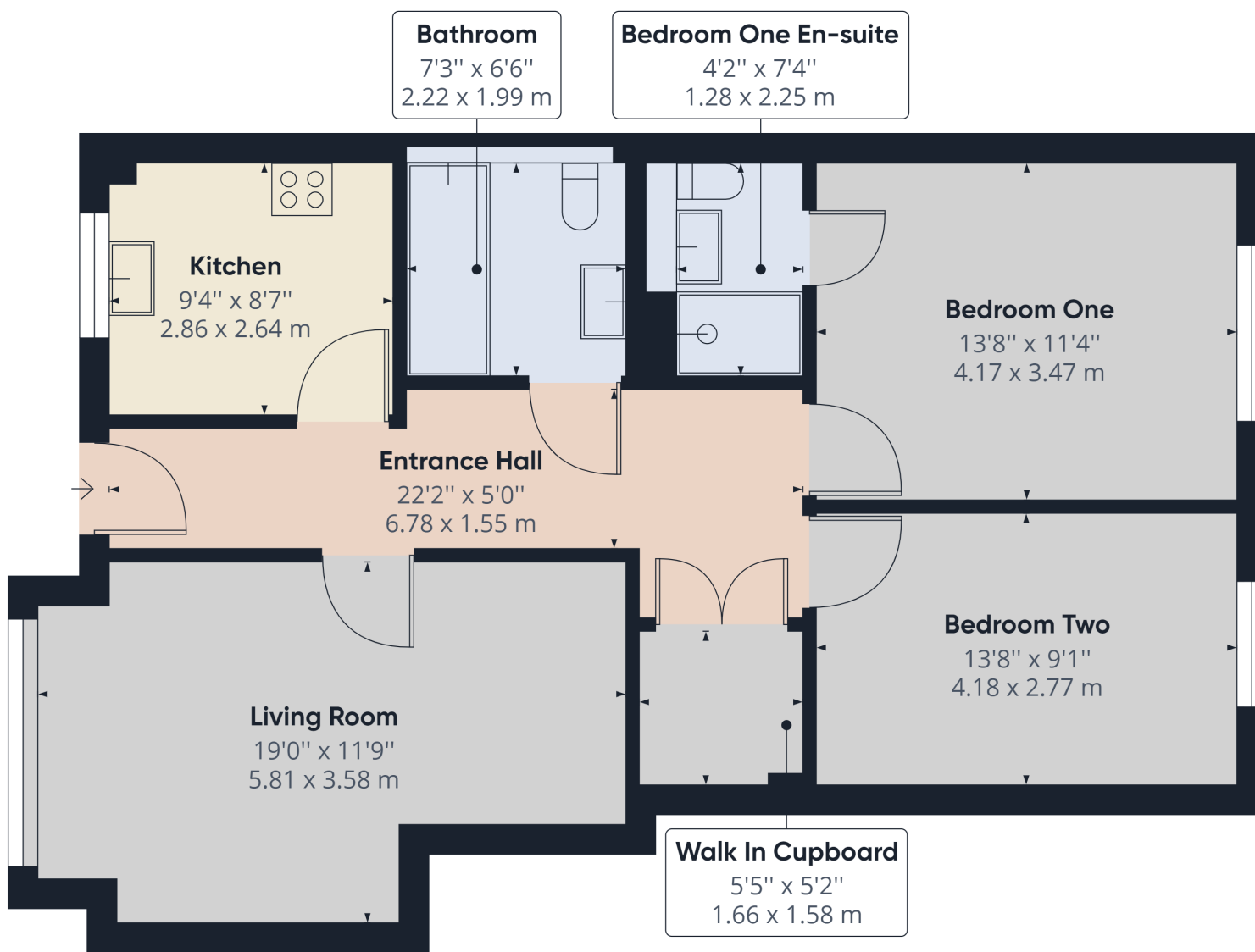


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾
 799.19 ft²
 74.25 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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