



Terence Painter

ESTATE AGENTS

- First Floor Apartment With Partial Sea Views
- One Double Bedroom
- Open Plan Kitchen/Living Room
- Allocated Parking Space
- Central Broadstairs Location
- Fitted Kitchen & Integrated Appliances
- Close to High Street, Beach & Train Station
- Modern En-Suite Shower Room
- Utility Cupboard
- Available For Viewing Now!
- No Forward Chain



Flat 8 Castle Gay, 24 Wardour Close, Broadstairs, Kent. CT101LB.

Leasehold £164,995

## DELIGHTFUL ONE BEDROOM FLAT IN THE HEART OF BROADSTAIRS WITH PARKING!

This stylish first floor apartment is ideally located in Central Broadstairs and in our opinion would make an ideal first time purchase, buy to let or holiday home. This apartment comprises one double bedroom, modern en-suite shower room, open plan kitchen/living room, off street parking and benefits from partial sea views from all the rooms. Situated within 200 yards of Broadstairs town centre with its selection of shops, bars and restaurants and within easy reach of the sandy beach at Viking Bay and the train station. Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

### Apartment

#### Communal Entrance

Access to the communal entrance hall is via a secure glazed wooden door. There are carpeted stairs up to the apartment front door.

#### Open Plan Kitchen Living Room

#### Living Area

4.36m x 3.34m (14' 4" x 10' 11") There is a double glazed bay window to the front with partial sea views and custom fitted blinds. This room features a stunning feature brick fireplace with an ornate cast iron insert

and wooden mantel, wood flooring, fitted cupboard which houses the combination boiler, television point and radiators. This room is open to the kitchen area.

#### Kitchen Area

2.38m x 1.95m (7' 10" x 6' 5") There is a double glazed bay window to the front with partial sea views. The kitchen comprises a matching range of cream high gloss wall and base units with an integrated dishwasher, electric oven and four burner gas hob with an extractor hood over. There is under unit lighting, wood flooring and a door to the bedroom.

#### Bedroom

3.59m x 2.48m (11' 9" x 8' 2") There is a double glazed bay window to the front with partial sea views and custom fitted blinds. This room features a built in utility cupboard with space and plumbing for the washing machine, radiator, wall lights, wood flooring and a door to the en-suite shower room.

#### En-suite Shower Room

2.94m x 0.79m (9' 8" x 2' 7") This modern shower room features a wet room style shower with a fitted rain style shower head with an additional hand shower attachment, low level w.c and a contemporary style wash hand basin with a chrome mixer tap and fitted illuminated mirror over with built in speakers. There are down lights, extractor and

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the walls and flooring are fully tiled.

## Exterior

## Parking

There is an allocated off street parking space.

## Agents Note

Our vendors have advised the following information:

- There are approx. 88 years remaining on the lease.
- Ground rent is £50 per annum.
- Service charges are £830 per annum.
- Building insurance is £253.86 per annum.
- Assured Shorthold Tenancies are permitted but holiday lets are not.
- Pets are allowed with written consent of the landlord/freeholder.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

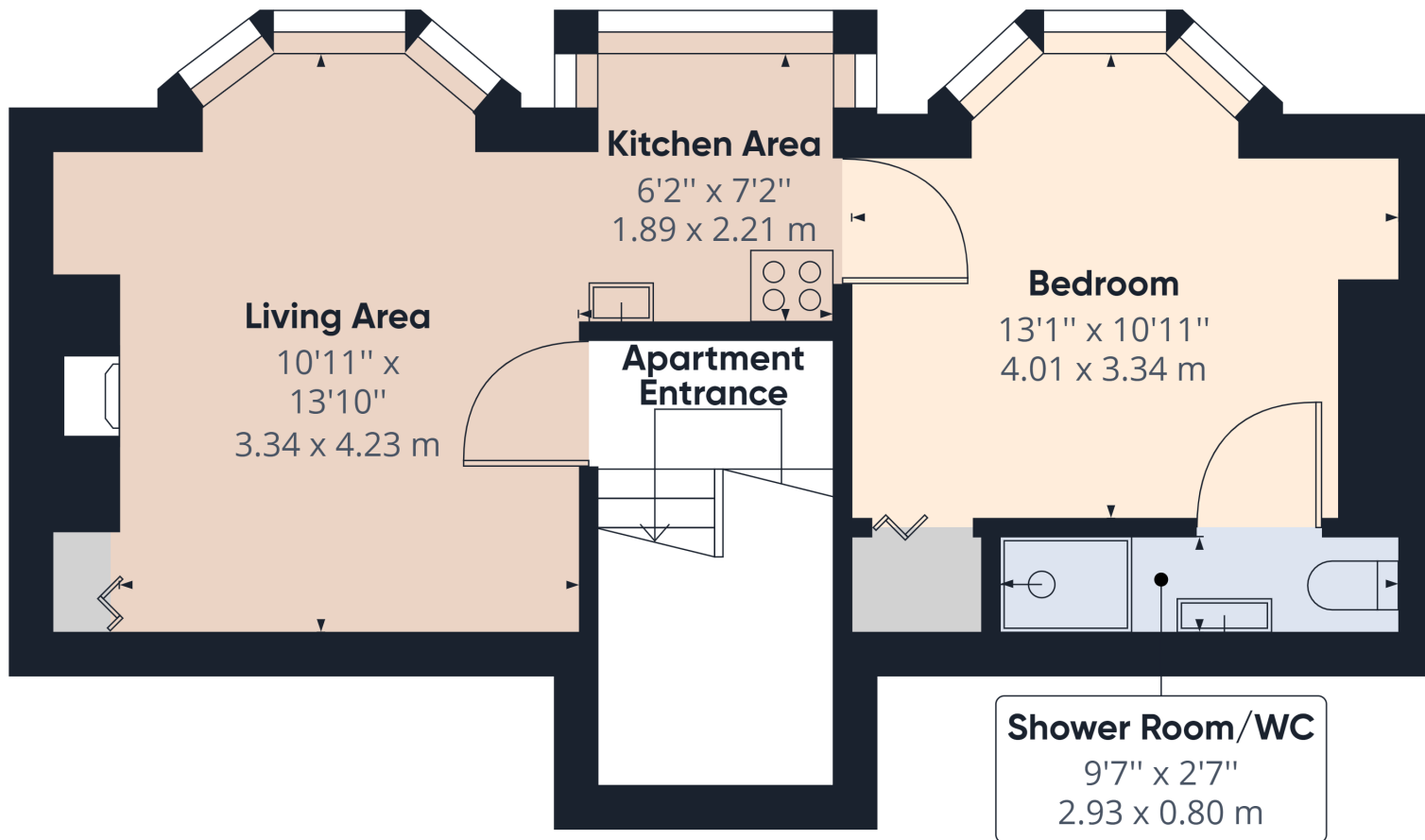


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Approximate total area<sup>(1)</sup>  
 356.50 ft<sup>2</sup>  
 33.12 m<sup>2</sup>

(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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