



Terence Painter

ESTATE AGENTS

- One Bedroom Apartment
- First Floor
- St Peters Village Location
- Close Proximity to High Street, Schools & Transport Links
- Off Street Parking
- Remainder of 999 Year Lease
- Modern Fitted Kitchen with Integrated Appliances
- Utility Cupboard
- Secure Entry System
- Stylish Bathroom



Flat 3, 18 Albion Road, Broadstairs, Kent. CT102UP.

Leasehold £165,000

MODERN ONE BEDROOM FIRST FLOOR APARTMENT WITH PARKING IDEALLY LOCATED FOR VILLAGE LIFE!

This well presented first floor one bedroom apartment is situated in the heart of the picturesque village of St. Peters offering a traditional village lifestyle with a variety of independent shops, public house's, Co-op supermarket, post office and a chemist. The village is also served by a good selection of schools, doctors and a dental practice.

St. Peters sits on the outskirts of Broadstairs and is within a mile radius of the towns seven sandy beaches, North Foreland Golf Course and the extensive shopping and leisure facilities at Westwood Cross.

The accommodation of this home comprises a welcoming entrance hall with a utility cupboard and access to a loft space, double aspect open plan kitchen/living room with a modern fitted kitchen with integrated appliances, spacious double aspect bedroom and an impressive bathroom.

This home benefits from off street parking and is being offered to the market with the remainder of a 999 year lease so call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

## The Apartment

### Communal Entrance

Access into the communal entrance hall is via a secure composite front door. There are carpeted stairs to the first floor.

### Apartment Access

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

### Entrance Hall

4.77m x 1.10m (15' 8" x 3' 7") There is a double glazed window to the front of the property, access hatch to the loft space, radiator, wall mounted screen for the secure entry system, laminate wood effect flooring and a utility cupboard which houses the combination boiler and has space and plumbing for the washing machine.

### Bedroom

5.29m x 2.67m (17' 4" x 8' 9") This is a double aspect room with double glazed windows to the front and side of the property. There is a radiator, television point and carpet flooring.

### Bathroom

2.50m x 1.78m (8' 2" x 5' 10") This modern bathroom suite comprises a panelled bath with a chrome mixer tap and an electric shower over, low level w.c, wash hand basin with chrome mixer tap and an illuminated mirror over, chrome ladder style towel radiator, extractor, part tiled walls and tiled flooring.

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### **Open Plan Kitchen/Living Room**

5.34m x 2.78m (17' 6" x 9' 1") This double aspect room features a frosted double glazed window to the rear of the property and a window to the side. The kitchen comprises a range of white wall, base and drawer units with integrated appliances including a recently replaced fridge/freezer, dishwasher, electric oven/grill and a ceramic hob with an extractor hood over. There is a stainless steel sink unit inset wood effect worktops. In the living area there are media points and a radiator. There is laminate wood effect flooring throughout.

### **Parking**

There is residents parking to the front of the property.

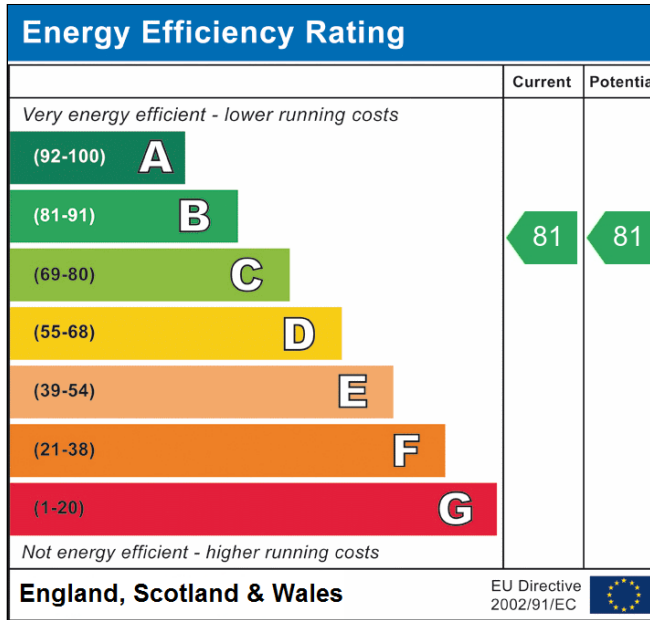
### **Agents Note**

The vendor has advised us that the property is being offered with the remainder of a 999 year lease and the maintenance charges are approximately £1200 per annum.



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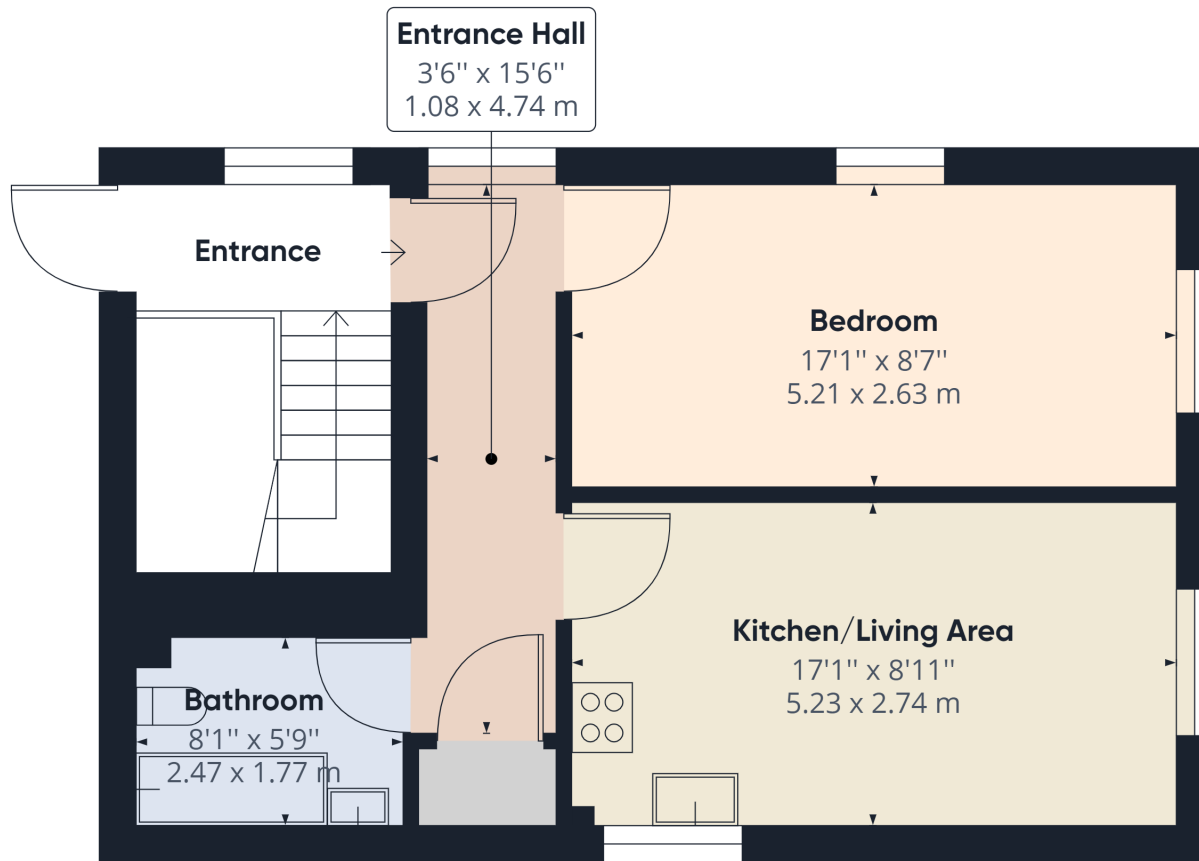


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>(1)</sup>  
 424.27 ft<sup>2</sup>  
 39.42 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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