

Terence Painter

ESTATE AGENTS



- Ground Floor Seafront Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Located within Close Proximity of The Beach, Cliff Top Walks, High Street & Transport Links
- Private Crazy Paved Sea Facing Terrace Area
- Direct Sea Views
- No Forward Chain
- Garage-en-Bloc
- New Kitchen
- Recently Re-decorated & Re-carpeted
- Bathroom
- Share of Freehold

9 Copperfield Court, Rectory Road, Broadstairs, Kent. CT101HE.

Leasehold £400,000

STUNNING & SPACIOUS SEA FRONT APARTMENT LOCATED IN ONE OF BROADSTAIRS' MOST DESIRABLE DEVELOPMENTS, OFFERING SPECTACULAR SEA VIEWS FROM A PRIVATE PAVED TERRACE AREA!

Copperfield Court is an impressive building situated on the cliff top at Eastern Esplanade, overlooking the sea in Broadstairs and is ideally located within easy access to the High Street with its eclectic range of independent shops, cafe's, bars and train station with high speed services to London St Pancras.

This apartment is located in a very prominent part of the development and offers spacious living accommodation comprising a welcoming central entrance hall with doors leading into all rooms including two great sized double bedrooms with both offering fitted wardrobes. There is a well appointed bathroom, newly fitted white high gloss kitchen and an bright and airy 21'11" living room which enjoys stunning sea views with double glazed French doors providing access to the private 20' terrace area. This home also has the benefit of a garage en-bloc and use of the beautifully maintained communal gardens.

This home is being offered with no forward chain so call Terence Painter Estate Agents today on 01843 866866.

Communal Access

Access into the communal entrance hall is via a part glazed secure front door.

Communal Entrance Hall

There are carpeted stairs to all floors, post boxes for the flats and carpet flooring. The front door to the flat is located on the ground floor.

Apartment Entrance

Access into the property is via a wooden door.

Entrance Hall

This impressive size entrance hall features a cloak cupboard, storage cupboard, wall light and carpet flooring. There are doors leading off to all rooms.

Living Room

6.67m x 3.39m (21' 11" x 11' 1") This wonderful size room offers breath-taking sea views via a large double glazed window and double glazed French doors which also provide access out to the private crazy paved terrace area. There are storage heaters, media points and carpet flooring. This room is partly open to the kitchen.

Kitchen

3.31m x 2.37m (10' 10" x 7' 9") This newly fitted white high gloss kitchen comprises a range of wall, base and drawer units with an integrated electric oven/grill and ceramic hob with an extractor hood over. There is space and plumbing for a washing machine and fridge/freezer, stainless steel sink unit inset to black roll top worksurfaces with complementing upstands and vinyl flooring. The kitchen can be accessed via the entrance hall and living room.

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Bedroom One

3.96m x 3.22m (13' 0" x 10' 7") There is a double glazed window to the rear, fitted wardrobe with louvre style doors, storage heater, telephone point and carpet flooring.

Bedroom Two

3.34m x 3.02m (10' 11" x 9' 11") There is a double glazed window to the rear, fitted cupboard with louvre style door which houses the hot water cylinder, fitted wardrobe with sliding doors, storage heater and carpet flooring.

Bathroom

1.79m x 1.65m (5' 10" x 5' 5") This room features a panelled bath with mixer tap with shower attachment, low level w.c, wash hand basin, extractor, chrome towel radiator, tiled walls and vinyl flooring.

Exterior

Private Sea Facing Terrace

6.4m x 4.3m (21' 0" x 14' 1") This delightful feature of the property offers fantastic sea views and is open to the well maintained communal gardens.

Garage-en-Bloc

5.46m x 2.40m (17' 11" x 7' 10") This garage is en-bloc and is accessed via Shutler Road.

Lease Information

Our vendor has informed us of the below information:

The property comes with the remainder of a 189 years which commenced on the 25/3/71 with approximately 156 years remaining.

Council Tax Band

The council tax band is D.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(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	

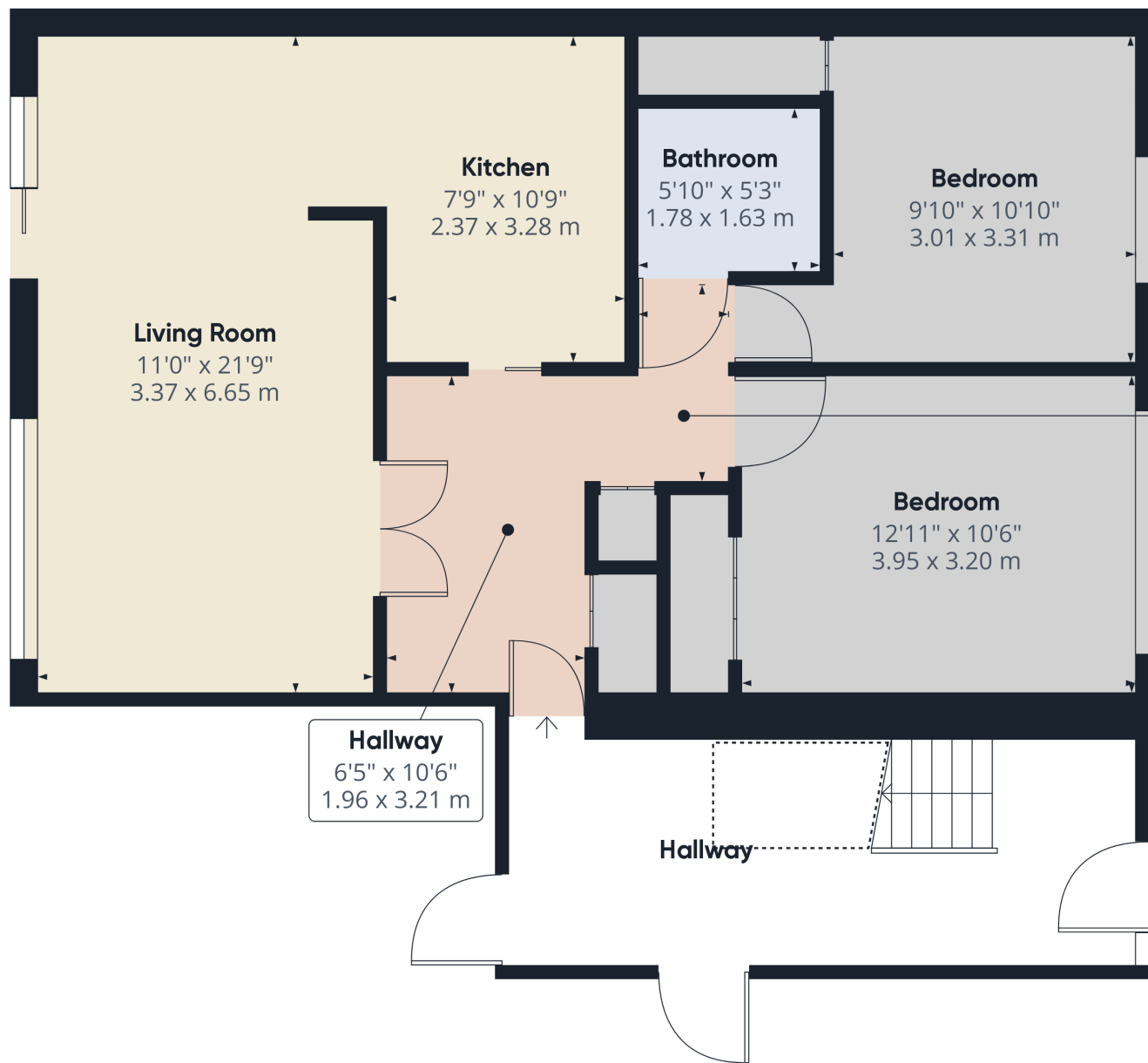


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Hallway
2'9" x 6'7"
0.85 x 2.02 m

Hallway
6'5" x 10'6"
1.96 x 3.21 m

Ground Floor Building 1

Approximate total area⁽¹⁾

766.66 ft²

71.23 m²

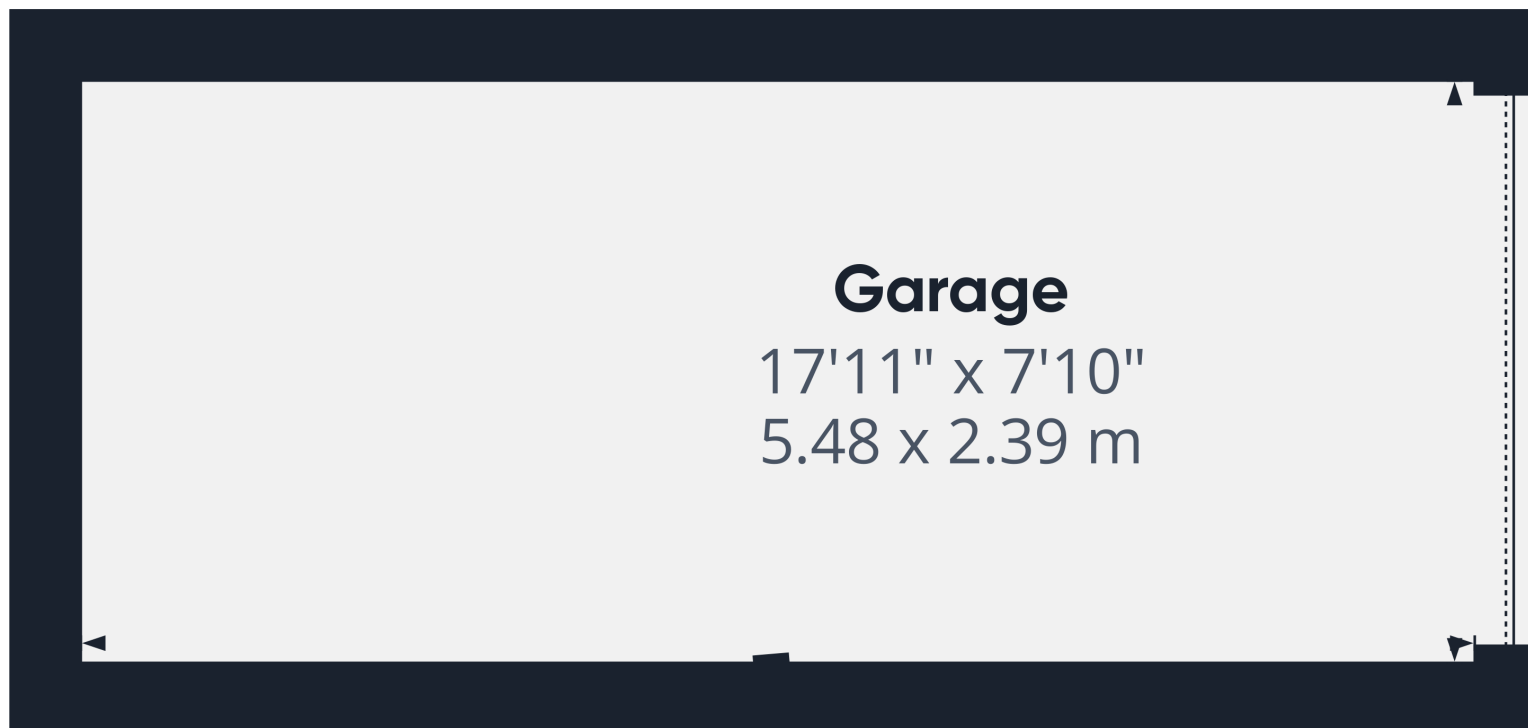
(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

143.65 ft²

13.35 m²

(1) Excluding balconies and terraces

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Ground Floor Building 2

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