

# Terence Painter

ESTATE AGENTS



- Ground Floor Apartment
- Prestigious Gated Development
- Finished to a High Specification
- Gated Allocated Parking Space
- Stunning Fitted Kitchen with Integrated Appliances & Quartz Worktops
- Located Within Yards Of Botany Bay Beach & Cliff Top Walks
- 10 Year Building Warranty
- Open Plan Kitchen/Living Room
- Lift & Stairs To All Floors
- Well Appointed Bathroom
- Secure Entry System
- Available Now!
- Two Double Bedrooms with Access To a Private Terrace
- Private Terrace From The Living Room

**Apartment 2 Botany Court, 91 Kingsgate Avenue, Broadstairs, Kent. CT103LW.**

**Share of Freehold £375,000**

APARTMENT TWO, AVAILABLE NOW! SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH THREE PRIVATE TERRACE AREAS WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this well proportioned two double bedroom ground floor luxury apartment located within Botany Court, an exclusive development of 10 luxury two and three bedroom apartments which all benefit from private outside space, secure gated parking and communal gardens. Kingsgate is regarded as one of the most exclusive coastal residential areas in Broadstairs, with the renowned and award winning picturesque sandy beaches at Botany Bay on your door-step. The property is also within easy access of extensive cliff-top promenades, pubs and restaurants. The town's quaint high street is approximately two miles distant and features an eclectic range of local shops, restaurants and bars together with its mainline train station with high speed services to London. The area also benefits from a wide range of highly regarded schools and, if you find yourself with some spare time, North Foreland Golf Club is located within half a mile of the property.

The generous accommodation of this property comprises a welcoming entrance hall with a large walk in storage cupboard, impressive open plan kitchen/living room which features doors out to a private terrace area which extends to two sides of the apartment and a stunning fitted kitchen with integrated appliances and quartz work tops.

There are two generous size double bedrooms and a well appointed bathroom.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

### **Communal Entrance**

There is a secure front door to the communal entrance hall which features stairs and a lift to all floors.

### **Apartment Entrance**

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

### **Entrance Hall**

There is porcelain tiled flooring, down lights, large walk in storage cupboard, cloak cupboard which houses the combination boiler, underfloor heating, open doorway to the kitchen living room and doors leading off to the bedrooms and bathroom.

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

7.43m x 3.90m (24' 5" x 12' 10")

### **Kitchen Area**

There is a range of fitted wall, base and drawer units with integrated appliances including an electric oven/grill, hob with an extractor hood over, microwave, washing machine, slimline dishwasher, fridge and freezer. There is a stainless steel sink unit with chrome mixer tap inset to quartz work tops, under unit lighting, down lights and porcelain tiled flooring with underfloor heating.

### **Living Room Area**

There are double glazed doors to the rear which provide access to a private terrace. There are media points, down lights and porcelain tiled flooring with underfloor heating.

### **Living Room Terrace**

4.31m x 3.34m (14' 2" x 10' 11")

**Apartment 2 Botany Court, 91 Kingsgate Avenue, Broadstairs, Kent. CT103LW.**

**£375,000**

### **Bedroom One**

4.87m x 3.11m (16' 0" x 10' 2") There is a double glazed window to the side and double glazed French doors to the rear which gives access to the terrace. There is carpet flooring, built in wardrobe, television point and underfloor heating.

### **Bedroom One Terrace**

5.04m x 1.937m (16' 6" x 6' 4")

### **Bedroom Two**

There is a double glazed window to the side and double glazed French doors to the rear which gives access to the terrace. There is carpet flooring, television point and underfloor heating.

### **Bedroom Two Terrace**

4.92m x 2.10m (16' 2" x 6' 11")

### **Bathroom**

2.13m x 2.04m (7' 0" x 6' 8") This well appointed room features a panelled bath with a chrome mixer tap and a rain style mixer shower over with a hand shower attachment, low level w.c with a concealed cistern, wash hand basin with chrome mixer tap inset to a vanity unit with an illuminated mirror over, chrome ladder style towel radiator, fully tiled walls, tiled flooring, extractor and down lights.

### **Secure Parking**

This home benefits from secure gated allocated parking space to the rear of the property.

### **Communal Garden**

This home benefits from secure gated allocated parking space to the rear of the property.

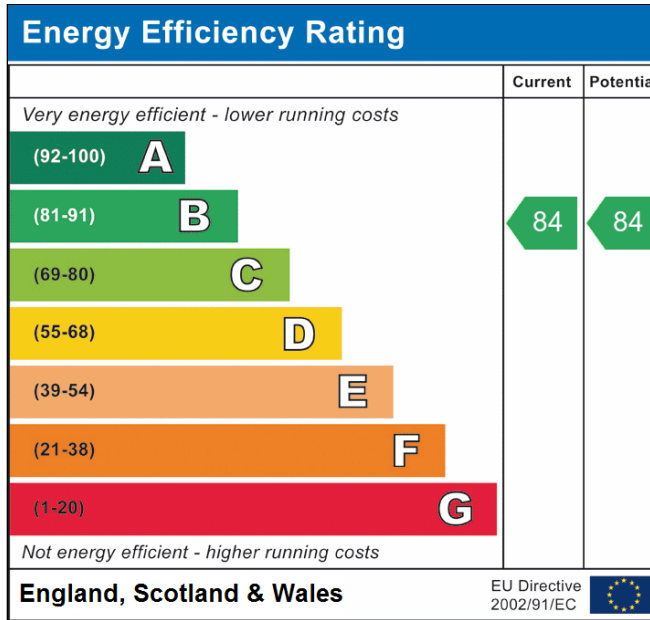
### **Agents Note**

- This property is being sold with a new 999 year lease with a share of the freehold
- The property will benefit from a 10 year building warranty
- The Service Charge has been set at £1100 per annum to include building insurance
- Long term lets are permitted
- Pets are allowed



**Apartment 2 Botany Court, 91 Kingsgate Avenue, Broadstairs, Kent. CT103LW.**

**£375,000**



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>(1)</sup>**  
 770.23 ft<sup>2</sup>  
 71.56 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.

GIRAFFE360

**Apartment 2 Botany Court, 91 Kingsgate Avenue, Broadstairs, Kent. CT103LW.**

**£375,000**