



Terence Painter

ESTATE AGENTS

- Top Floor Sea View Apartment
- Two Double Bedrooms
- En-Suite Shower Room to Principal Bedroom
- North Foreland Private Estate Location
- Recently Refurbished
- Well Appointed 14'6" Kitchen/Breakfast Room
- Elevated Sea Views
- Double Aspect Lounge/Diner
- Allocated Parking Space
- Well Maintained Communal Gardens



Flat 6 Mar Croft, North Foreland Avenue, Broadstairs, Kent. CT103QR.

Share of Freehold £400,000

STUNNING APARTMENT WITH SEA VIEWS IN AN EXCLUSIVE RESIDENTIAL AREA WITH NO FORWARD CHAIN....

Offered to the market is this well proportioned apartment located on the prestigious North Foreland private estate; regarded as one of the most exclusive coastal residential areas in Broadstairs. The property is within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is approximately one mile 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.

This home has been tastefully renovated by the current vendors in recent years and offers spacious, bright and airy living accommodation including a welcoming entrance hall with access to a loft space, modern shower room with a fitted rain style shower, double aspect lounge/diner, well appointed kitchen/breakfast room, utility room and two double bedrooms including the principle bedroom which boasts an en-suite shower room. All the rooms to the front and side of the property offer stunning elevated sea views.

Externally this home doesn't fail to impress with a landscaped communal garden and an allocated parking space.

This apartment would make an ideal second home or permanent residence. Please call Terence Painter Estate Agents now to arrange your viewing on 01843 866866.

#### **Communal Entrance**

Access is via a secure panelled glazed wooden door leading into the communal hall.

#### **Communal Entrance Hall**

There are carpeted stairs to all floors.

#### **Apartment Entrance**

Located on the top floor, access into the apartment is via a wooden door.

#### **Entrance Hall**

5.01m x 1.19m (16' 5" x 3' 11") There is a loft hatch, radiator and carpet flooring.

#### **Shower Room**

This well appointed shower room features a fully tiled double shower cubicle with a fitted rain style shower head with hand shower attachment. There is a low level w.c, chrome towel radiator, hand wash basin inset to a vanity unit with fitted mirror over, fitted cupboard, extractor and vinyl flooring.

#### **Bedroom Two**

4.14m x 4.13m into dormer (13' 7" x 13' 7") There is a double glazed dormer window to the front of the proeprty which offers delightful elevated sea views, radiator, picture rail and carpet flooring.

#### **Lounge/Diner**

5.17m x 3.62m max (17' 0" x 11' 11") This is a double aspect room with a double glazed dormer window to the front and double glazed window to the side which both offer delightful elevated sea views. There is an eaves storage cupboard, radiator and carpet flooring. This room is partly open to the kitchen/breakfast room.

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### **Kitchen/Breakfast Room**

4.42m x 3.04m (14' 6" x 10' 0") The 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 dishwasher, stainless steel sink unit inset to laminate work tops, localised wall tiling and vinyl flooring. There is a breakfast bar area which sits below a window to the side of the property which offer elevated sea views, radiator and a step down to the utility area. The kitchen/breakfast room can also be accessed via the entrance hall.

### **Utility Room**

2.51m x 1.77m (8' 3" x 5' 10") There is a double glazed window to the side of the property, eaves storage cupboard, space and plumbing for a washing machine, down light and vinyl flooring.

### **Bedroom One**

4.08m x 2.78m (13' 5" x 9' 1") There is a large double glazed window to the rear of the property, radiator, carpet flooring and a door to the en-suite shower room.

### **En-Suite Shower Room**

4.09m x 1.09m (13' 5" x 3' 7") This well appointed shower room features a fully tiled shower cubicle with a fitted rain style shower head with hand shower attachment. There is a low level w.c, radiator, hand wash basin inset to a vanity unit with fitted mirror over, extractor and vinyl flooring.

### **Parking**

This apartment benefits from an allocated parking space.

### **Communal Garden**

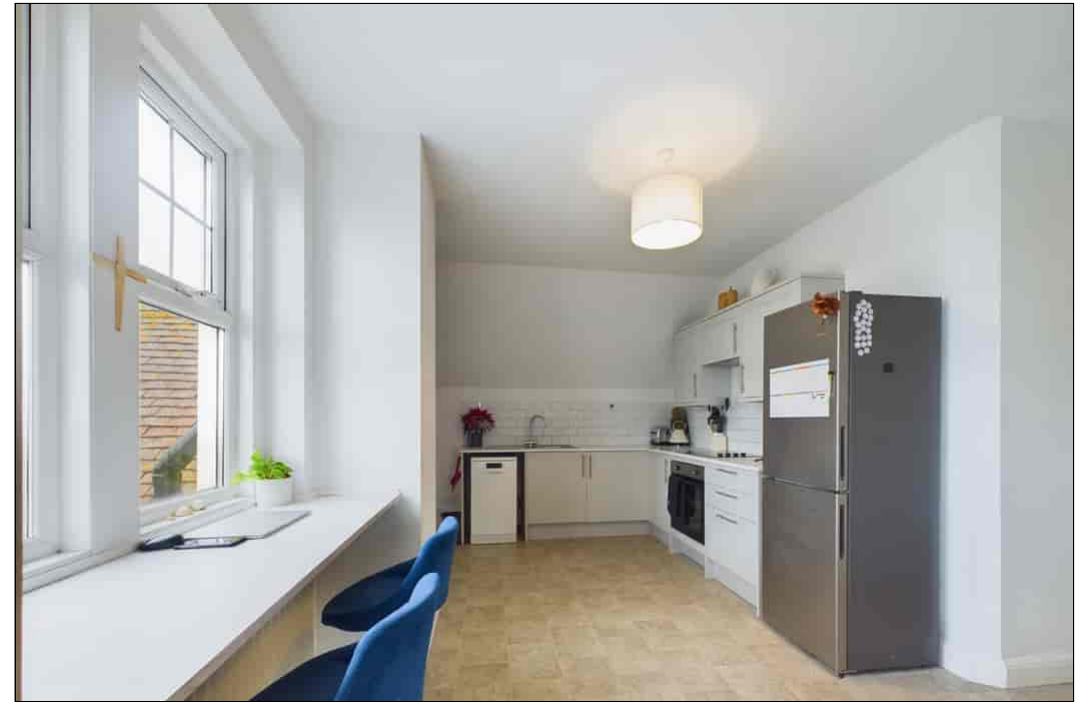
The lawned communal garden has pretty, mature flower and shrub borders. There are two seating areas. To the rear of the property is a shared store room.

### **Lease Information**

- A new 999 year lease was drawn up in 2013.
- The annual maintenance / service charge / buildings Insurance is £2000
- The building is self-managed by the residents and annual meetings take place.
- The property can be let on short hold tenancies (minimum 6 months).
- The property cannot be holiday let.
- Pets are not allowed.

### **Council Tax Band**

The council tax band is B.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	61
(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	

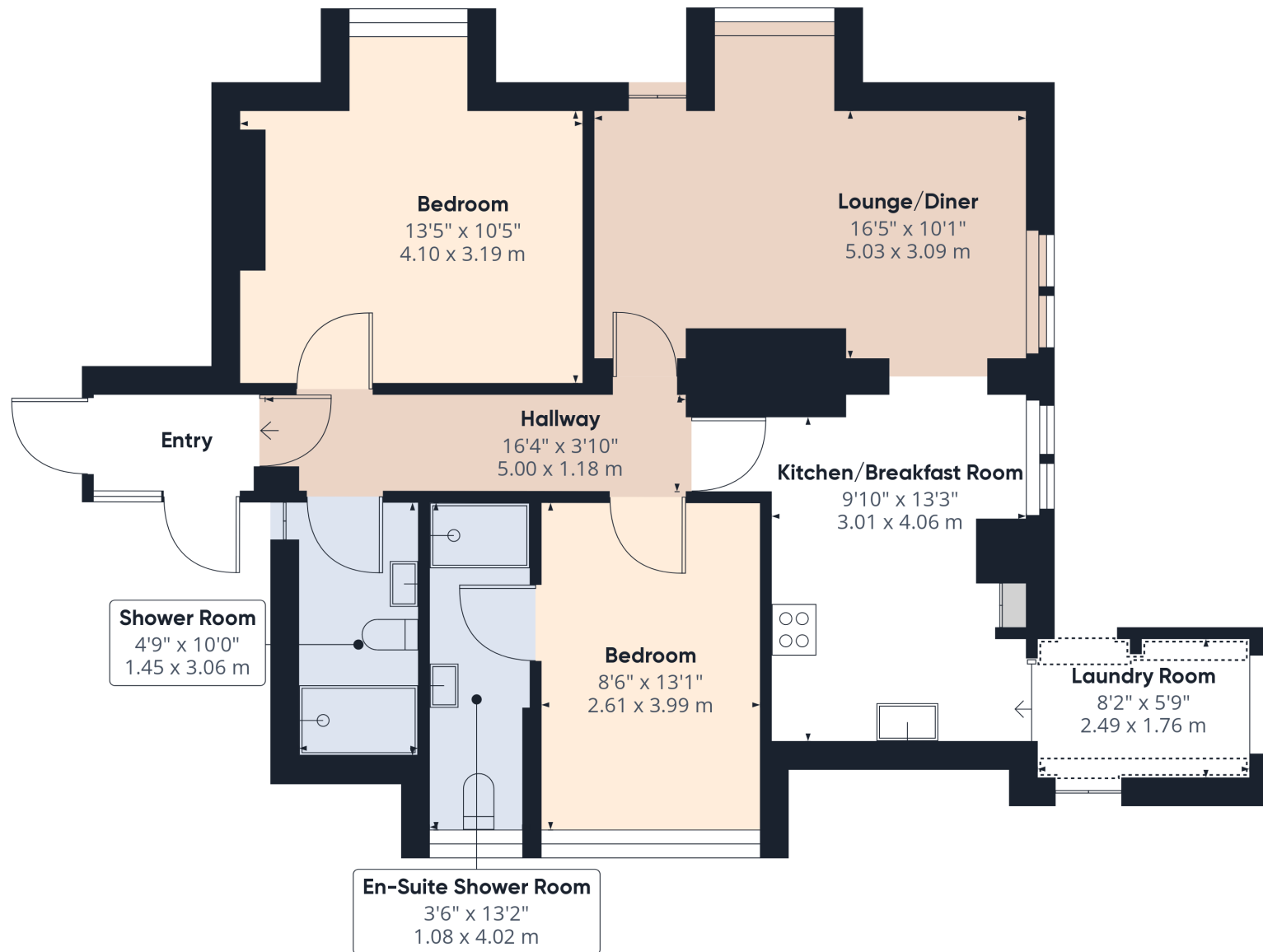


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>

610.55 ft<sup>2</sup>  
56.72 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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