

Terence Painter

ESTATE AGENTS



- Retirement Apartment
- One Bedroom
- 21'7" Double Aspect Living Room
- Over 60's
- First Floor Apartment
- Fitted Kitchen
- Central Broadstairs Location
- Residents Parking & Beautiful Communal Gardens
- Well Presented Accommodation
- Close Proximity to Beach, High Street & Transport Links
- Residents Lounge
- No Forward Chain
- Careline Alarm System Fitted



13 Crampton Court, Grosvenor Road, Broadstairs, Kent. CT102XU.

Leasehold £92,500

ONE BEDROOM RETIREMENT APARTMENT IN THE HEART OF BROADSTAIRS LOCATED WITHIN YARDS OF THE SHOPS, TRANSPORT LINKS & LOCAL AMENITIES!

This delightful one bedroom first floor retirement apartment is available for over 60's and ideally situated within yards of local shops, transport links and amenities.

The property which benefits from a welcoming entrance hall, 21'7" double aspect living room, fitted kitchen, double bedroom with fitted cupboard and a well appointed bathroom is being offered without any forward chain and benefits from having use of a communal residents lounge, residents parking spaces and delightful gardens.

Apartment Entrance

Access into the property is via a secure communal front door. There are carpeted stairs up to the first floor landing where there is a door to the apartment.

Entrance Hall

3.67m x 0.97m (12' 0" x 3' 2") There is a built in storage cupboard, fitted shelves, storage heater, carpet flooring and doors leading off to the living room, bedroom and bathroom.

Living Room

6.59m x 2.92m (21' 7" x 9' 7") This great size double aspect room features double glazed windows to the side and rear, television and telephone point, two storage heaters, carpet flooring and an open doorway to the kitchen.

Kitchen

This room features a double glazed window to the side of the property and a range of fitted wall, base and drawer units with space and plumbing for a cooker, fridge/freezer and washing machine. There's a stainless steel sink unit inset to worktops, localised tiling and vinyl flooring.

Bedroom

3.51m x 3.45m (11' 6" x 11' 4") There is a double glazed window to the side of the property, fitted cupboard, storage heater and carpet flooring.

Bathroom

2.04m x 1.70m (6' 8" x 5' 7") There is a frosted double glazed window to the side of the property, panelled bath with an antique style mixer tap with a hand shower attachment, pedestal wash hand basin, low level w.c, chrome ladder style towel radiator and vinyl flooring.

Communal Gardens, Parking & Residents Lounge

This property benefits from use of the well maintained communal gardens, residents parking which operates on a first come first serve basis and a residents lounge which is staffed by a manager on a part time basis.

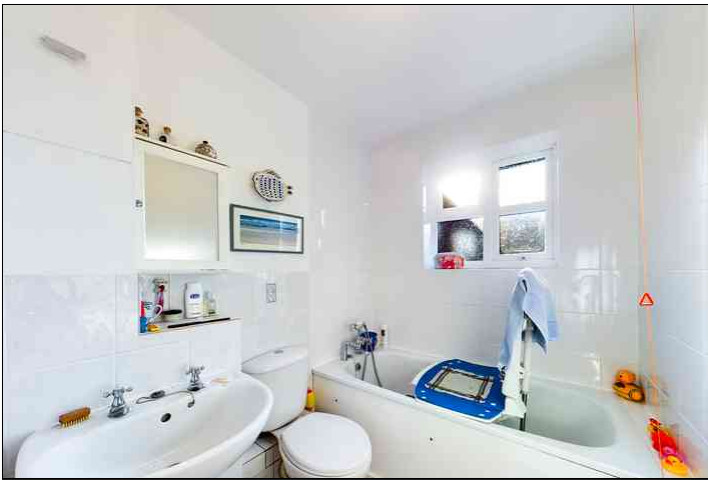
Lease Information

- The term of the lease is 99 years from 19 July 2011
- service charges are £191.76 monthly



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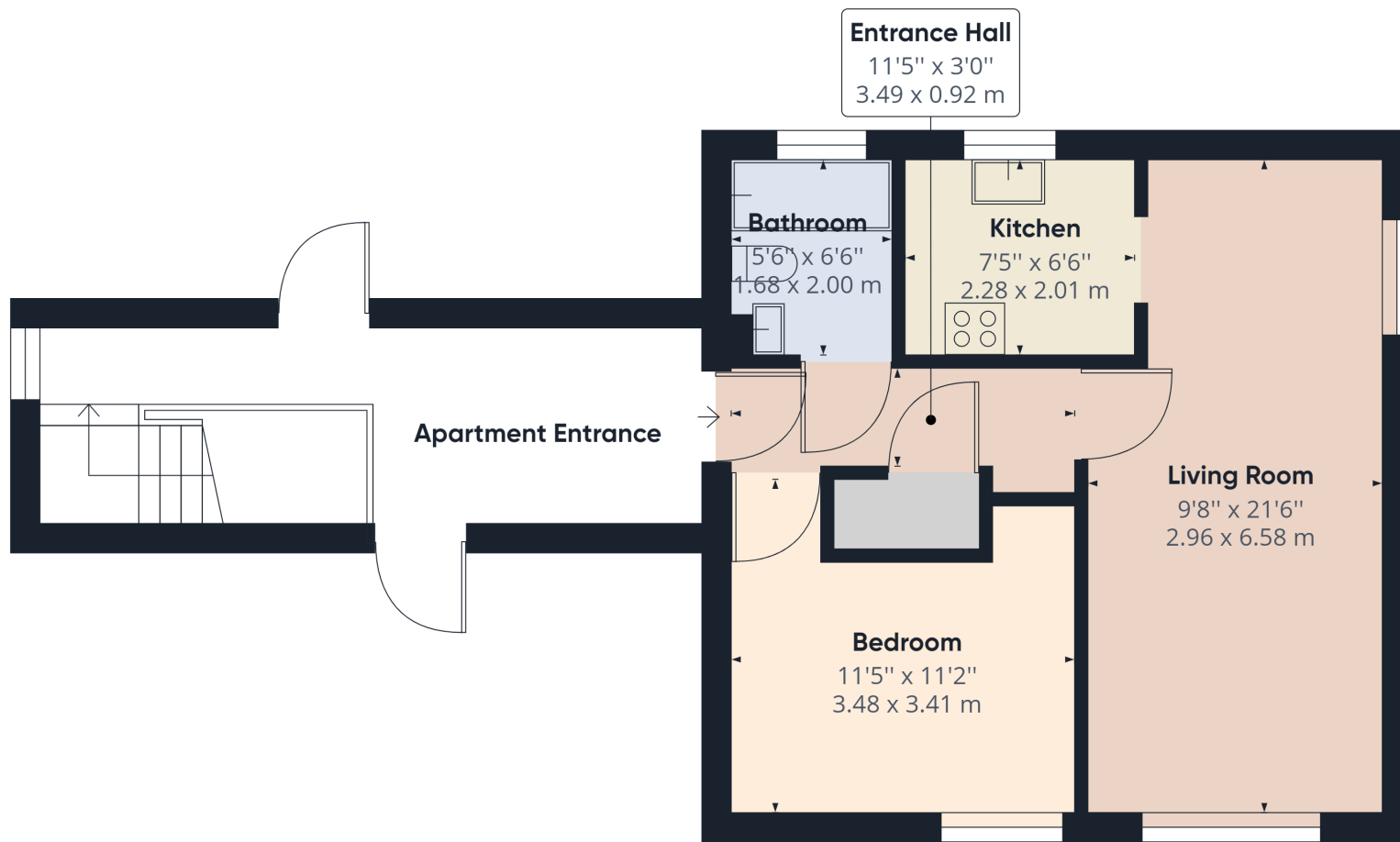


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area⁽¹⁾
 457.13 ft²
 42.47 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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