



**Percy Avenue
Broadstairs
Kent
CT10 3AS**

Offers in Excess of £210,000

bettermove

Percy Avenue Broadstairs

Bettermove are proud to present this 2 bedroom flat in Broadstairs available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated secured parking space. The council tax band is C.

This is a leasehold property with 113 years remaining on the lease; the ground rent is £250 per annum and the service charge is approximately £1326 per annum.

The interior of this well presented property comprises a spacious and open plan living room with dining area and fitted kitchen, two bedrooms and family bathroom situated on the ground floor of the building. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Broadstairs, the property is excellently located with just a short walk away from Botany Bay Beach. You'll have easy access to a range of amenities, including shops, restaurants, and cafes in the centre of Broadstairs just over 2 miles away. Excellent transport connections can be found from Broadstairs train station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

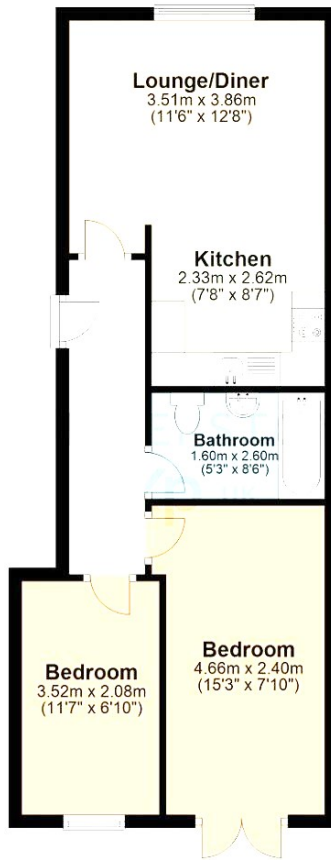
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



Total area: approx. 48.7 sq. metres (524.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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	



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