



Terence Painter

ESTATE AGENTS

- Second Floor Flat
- One Bedroom
- No Forward Chain
- Ideal Holiday Home or First Time Buy
- Recently Re-decorated & Re-carpeted
- 0.4 Miles to the High Street & Train Station
- Communal Gardens
- Allocated Parking Space



Flat 20, 62 Selwyn Court, St Peters Road, Broadstairs, Kent. CT10 2SR.

Leasehold £145,000

## ONE-BEDROOM APARTMENT NEAR BROADSTAIRS TOWN CENTRE WITH NO FORWARD CHAIN!

Situated within the attractive grounds of Selwyn Court, this charming one-bedroom apartment offers comfortable living in a highly convenient location. Just 0.4 miles from Broadstairs train station and the town centre, residents can enjoy easy access to a wide selection of independent shops, cafés, bars, restaurants, and the sandy shores of Viking Bay.

The property features a welcoming entrance hall with built-in storage, a spacious living room, a fitted kitchen, a modern shower room, and a well-proportioned double bedroom complete with a fitted wardrobe. Additional benefits include an allocated parking space, visitor parking, well-maintained communal gardens, and a communal drying room.

Offered to the market exclusively by Terence Painter Estate Agents, this is a fantastic opportunity not to be missed. To arrange a viewing, please call 01843 866866.

### Ground Floor

#### Communal Entrance

Entry to the property is via a telephone entry system leading to:

#### Communal Entrance Hall

This large spacious hallway has brush matt flooring and carpet flooring with stairs leading to all floors.

### Second Floor

#### Flat Entrance

The second floor landing is exclusively for the use of this apartment and access is via a private front door into:

#### Hallway

3.77m x 0.81m (12' 4" x 2' 8") This welcoming hallway has carpet flooring, radiator, loft hatch, telephone entry phone, dado rail and a storage cupboard housing the fuse box. The hallway gives access to all rooms.

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#### **Living Room**

5.61m x 4.36m (18' 5" x 14' 4") The living room is a bright and spacious room with a large double glazed window, electric feature fireplace, television point, telephone point, ceiling down lights, carpet flooring and two radiators.

#### **Kitchen**

3.50m x 1.65m (11' 6" x 5' 5") The kitchen comprises a matching range of wall and base units with a complementing roll edge work surface. Inset to the work surface is a gas hob with an electric oven below and an extractor fan above, there is also a single bowl sink with a drainer and a chrome mixer tap. The kitchen also comprises partially tiled walls, vinyl flooring, a double glazed Velux window and space and plumbing for a dishwasher and fridge.

#### **Bedroom**

5.10m x 3.14m (16' 9" x 10' 4") The bedroom is a nice size double with a glazed sash dormer window, carpet flooring, radiator, ceiling down lights and a good size cupboard which also houses the combination boiler.

#### **Shower Room**

2.53m x 1.59m (8' 4" x 5' 3") The shower room has a close coupled w.c., pedestal wash hand basin with a fitted mirror above, a single shower unit, tiled flooring, tiled walls, heated chrome towel rail, ceiling down lights and a small fitted cupboard.

#### **Exterior**

##### **Communal Garden**

Selwyn Court is surround by lovely gardens with flower beds, shrubs, bushes and trees.

##### **Allocated Parking Space**

There is an allocated parking space to the front of the property.

##### **Communal Drying Room**

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## Agents Note

### Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Lease Information

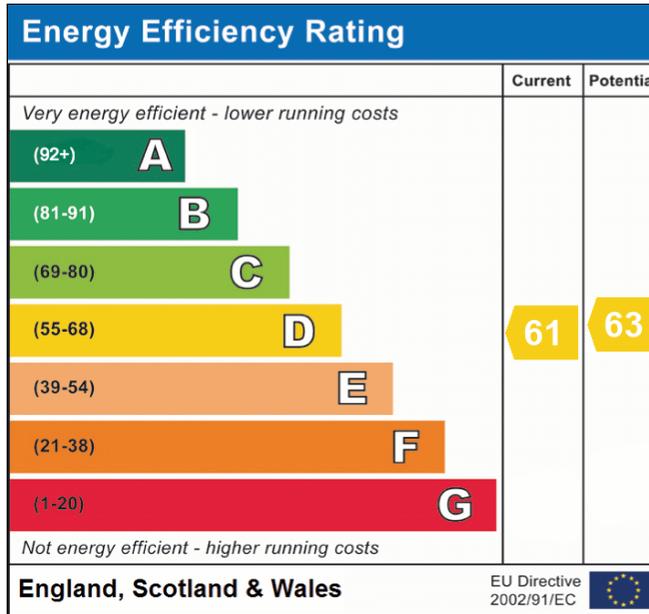
Our vendor has informed us of the below information -

- There is the remainder of a 99 year lease which commenced in 2016.
- The annual maintenance fee is £2000 per annum.
- The annual ground rent is £280.
- Letting and pets are permitted.
- The council tax band is A.



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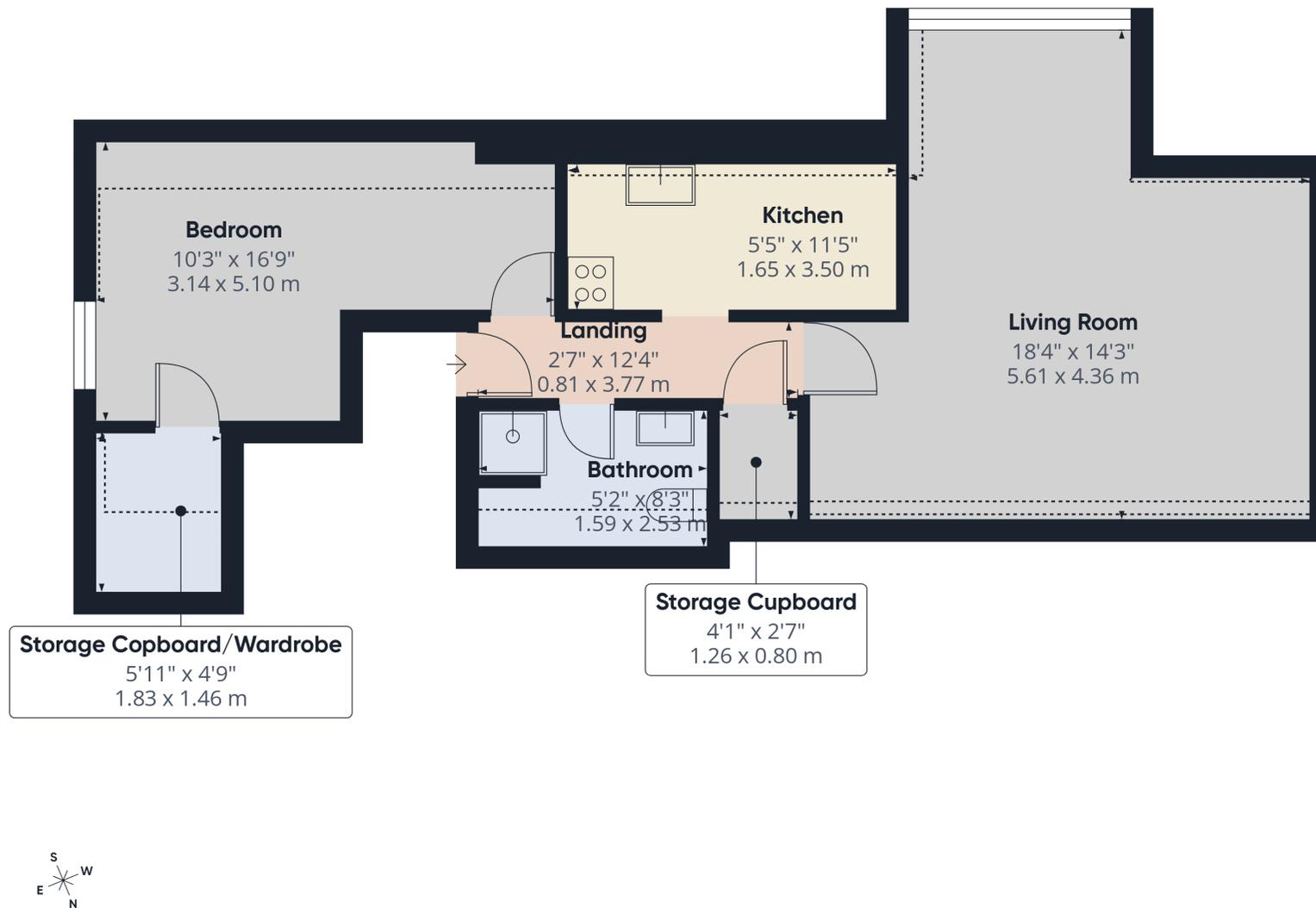


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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>**

571 ft<sup>2</sup>

53.1 m<sup>2</sup>

**Reduced headroom**

70 ft<sup>2</sup>

6.5 m<sup>2</sup>