



Terence Painter

ESTATE AGENTS

- No Forward Chain!
- Two Double Bedroom Seaside Apartment
- Newly Renovated
- Situated in Broadstairs Town Centre
- Close to Louisa + Viking Bays
- Kitchen with Integrated Appliances
- 18'11" Lounge/Diner
- 15'10" Principal Bedroom



Flat 23 Grand Mansions, Queens Gardens, Broadstairs, Kent. CT101QF.

Freehold £295,000

**NEWLY RENOVATED SEASIDE TWO BEDROOM APARTMENT LOCATED  
IN ONE OF BROADSTAIRS' MOST DESIRABLE DEVELOPMENTS!**

The vendor has recently refurbished this fourth floor apartment throughout and has left no stone unturned. The property benefits from a long welcoming entrance hallway, 18' 11" lounge/diner, kitchen with integrated Bosch appliances, well appointed bathroom, 15' 10" principal bedroom and a second double bedroom.

Offered to the market with no forward chain, this beautiful property is located in the sought after development of Grand Mansions. The historic building has stood on its current site since 1881 and is a stone throw away from the beach and Broadstairs High Street. The town's railway station is located within a half mile radius, with Hi-Speed services to London.

Call Terence Painter Estate Agents on 01843 866 866 to arrange your viewing.

**Communal Entrance**

Entrance into the development is gained via a secure communal door, that requires a fob for access. There are carpeted stairs and a lift to all floors.

**Entrance Hallway**

6.76m x 1.05m (22' 2" x 3' 5") Entrance into the property is gained via a secure wooden door, the entrance hallway has a low level storage cupboard, entry phone system, downlights and carpeted flooring.

**Lounge/Diner**

5.77m x 3.57m (18' 11" x 11' 9") The lounge/diner features a double glazed window to front, radiator and carpeted flooring.

**Kitchen**

2.50m x 2.40m (8' 2" x 7' 10") The kitchen benefits from two double glazed windows to the front, high and low level shaker-style units, integrated fridge-freezer, electric oven, washer-dryer and dishwasher. Stainless steel sink unit and gas hob inset to hardwood countertop with extractor fan. Gas fired boiler, downlights and tiled flooring.

**Flat 23 Grand Mansions, Queens Gardens, Broadstairs, Kent. CT101QF.**

**£295,000**

### **Principal Bedroom**

4.59m x 3.24m (15' 1" x 10' 8") The principal bedroom features two double glazed windows to front, radiator and carpeted flooring.

### **Bathroom**

4.57m x 2.12m (15' 0" x 6' 11") The bathroom features a panelled bath with rainfall shower attachment and glass screen, double glazed frosted window, low level w.c, chrome ladder style radiator, underfloor heating, downlights, partly tiled walls and tiled flooring.

### **Bedroom Two**

5.77m x 2.71m (18' 11" x 8' 11") Bedroom two has a double glazed window to front, radiator and carpeted flooring.

### **Service Charges**

- £2400 service charge per annum, £600 to be paid every quarter.

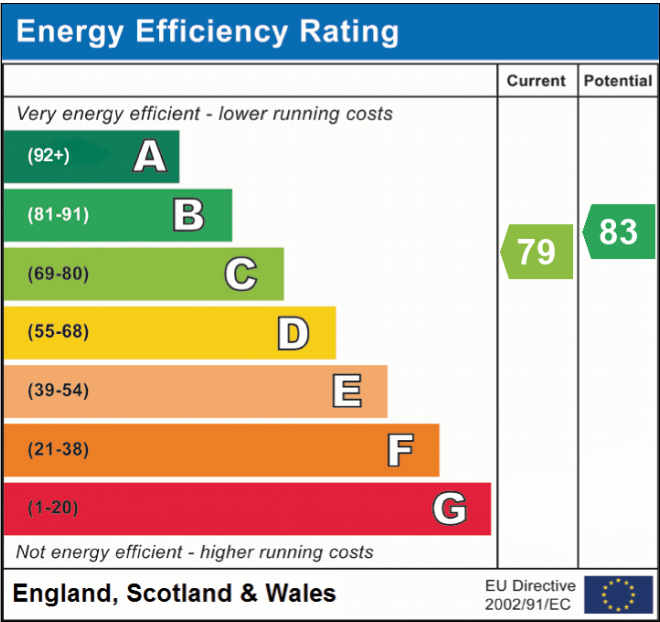
**Council Tax Band - A.**



**Flat 23 Grand Mansions, Queens Gardens, Broadstairs, Kent. CT101QF.**

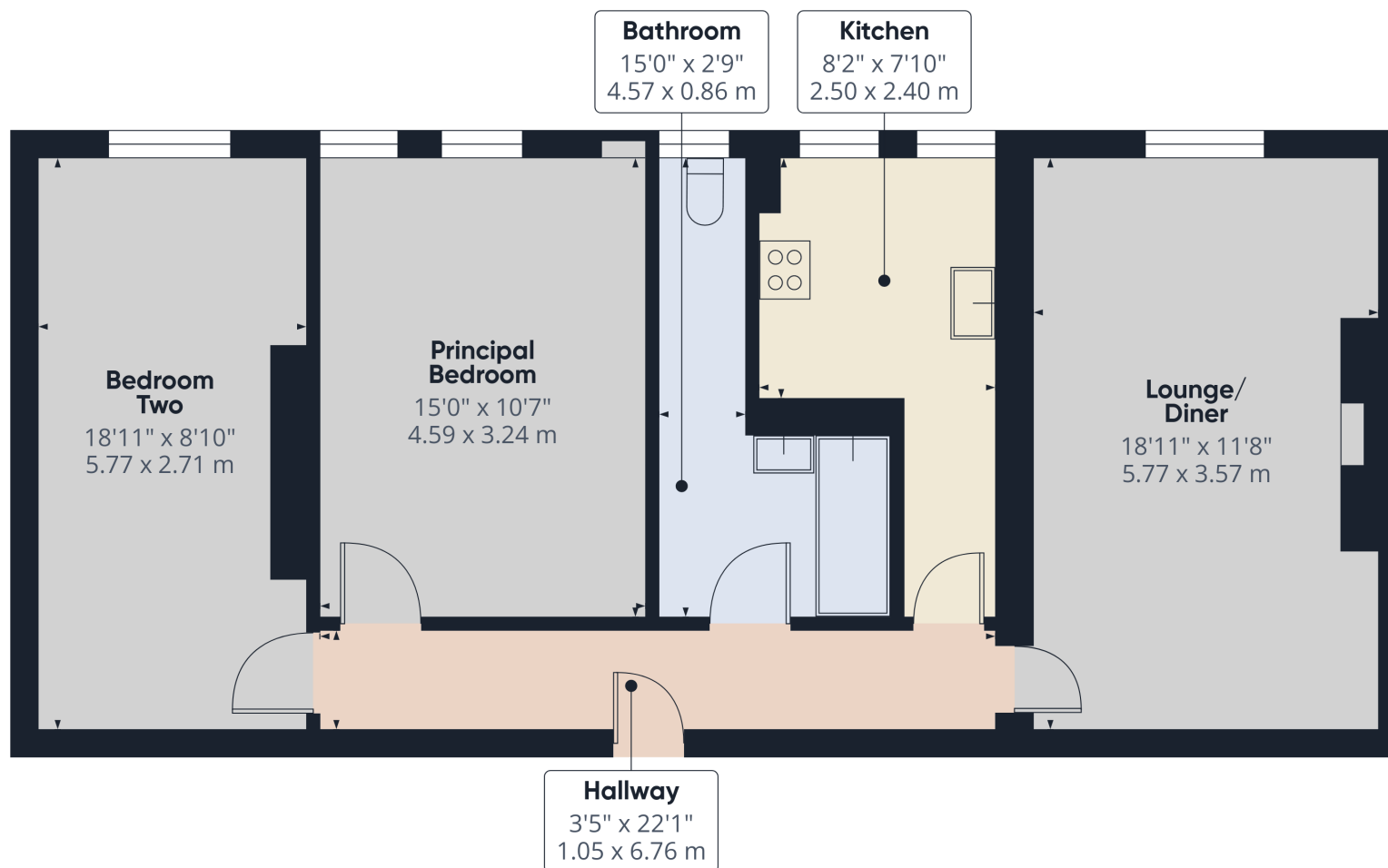
**£295,000**





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>

778 ft<sup>2</sup>  
72.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Flat 23 Grand Mansions, Queens Gardens, Broadstairs, Kent. CT101QF.

£295,000