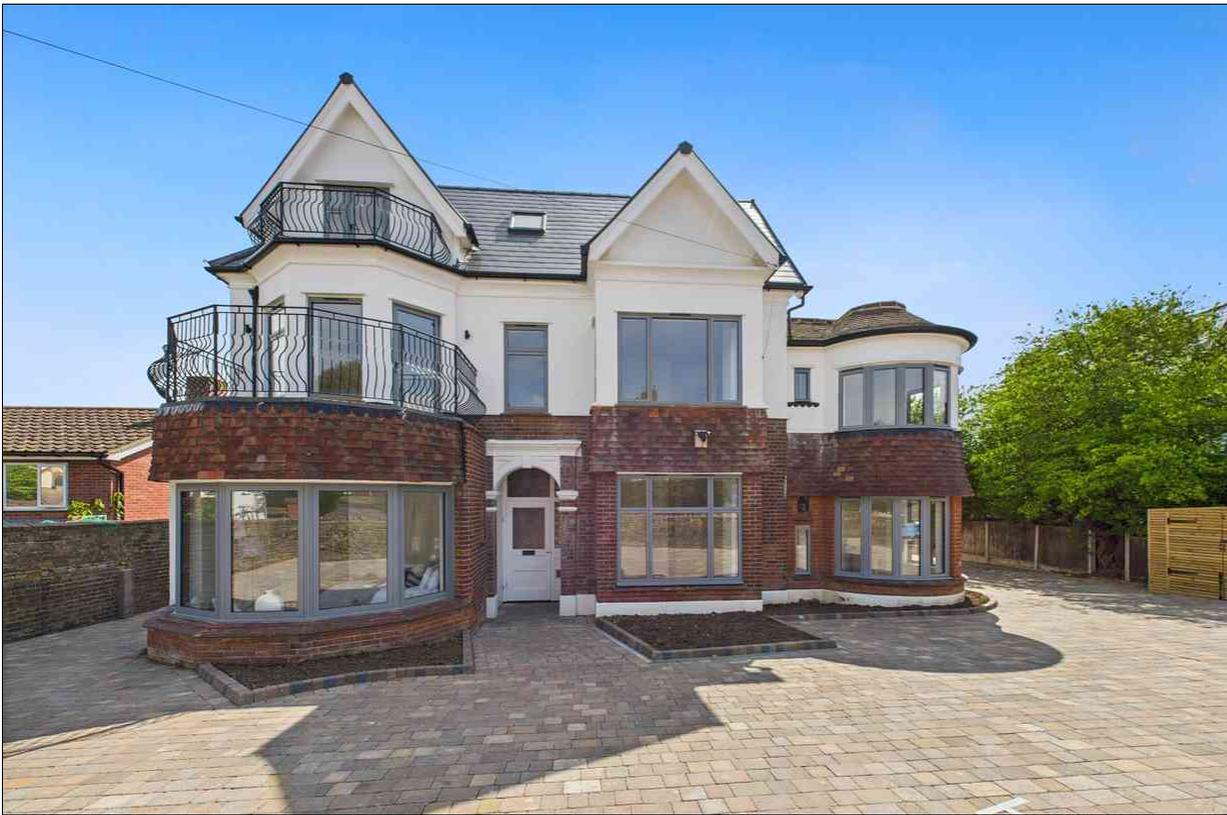


Terence Painter

ESTATE AGENTS



- First Floor Apartment
- Two Bedooms
- Principle Bedroom with Balcony & Fitted Wardrobes
- Exclusive & Prestigious Development of Five Luxury Apartments
- Well Defined Living Accommodation
- Balcony with Stunning Sea Views
- Finished to a very High Specification
- Perfectly Located within Close Proximity to the High Street, Transport Links and Picturesque Sandy Beaches
- Communal Garden & Private Lawned Garden
- Allocated Parking

Apartment Four 60 Stone Road, Broadstairs, Kent. CT10 1EB.

Leasehold Share of Freehold £425,000

APARTMENT FOUR, AVAILABLE NOW! A NEWLY CONVERTED TWO BEDROOM FIRST FLOOR APARTMENT FEATURING TWO BALCONIES AND A PRIVATE LAWNED GARDEN, WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market is this newly converted and well two bedroom first floor luxury apartment located within an exclusive new development of just five luxury two bedroom apartments each benefitting from private outside space, allocated parking and communal gardens. Stone Road is regarded as one of the most exclusive coastal residential areas in Broadstairs, with the renowned and award winning picturesque sandy beaches at Stone & Viking Bay on your door-step. The property is also within easy access of extensive cliff-top promenades and the town's quaint high street which 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.

Accommodation

The generous accommodation of this property comprises a welcoming entrance hall with a built in cloak cupboard, generous size double aspect open plan kitchen/dining/living room which features doors out to a private balcony with stunning elevated sea views and an stunning fitted kitchen with integrated appliances, breakfast bar and quartz work tops.

There is a separate utility room which compliments the kitchen, luxury hotel style bathroom and two bedrooms including the principle bedroom boasting fitted wardrobes and a southerly facing balcony.

Externally this home also offers a private lawned rear garden area, landscaped communal gardens and an allocated off street parking space.

This property is available to view now so please call Terence Painter Estate Agents now on 01843 866 866 to arrange your appointment.

Ground Floor

Communal Entrance

Access into the property is via a secure part glazed wooden front door to the communal entrance hall with stairs to all floors.

First Floor

Apartment Entrance

Access into the apartment is via a secure wooden front door.

Entrance Hall

2.91m x 1.24m (9' 7" x 4' 1") The entrance hall features a small cloak cupboard, down lights, engineered oak flooring and doors leading off to the bathroom, bedrooms and open plan kitchen/dining/living room.

Open Plan Kitchen/Dining/Living Room

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Lounge/Diner

6.05m x 3.62m (19' 10" x 11' 11") The open plan lounge/diner has been thoughtfully zoned in this apartment and features a double glazed window to the side of the property with elevated sea views and double glazed sliding doors to the rear which offers stunning elevated sea views and access to the balcony. This room benefits from wall lights, media points, down lights, radiator and oak engineered flooring. The dining area is open to the kitchen.

Balcony

2.65m x 1.81m (8' 8" x 5' 11") This fantastic feature makes the most of its position with beautiful elevated sea views. There are glass balustrades, wall lights and metal decked flooring.

Kitchen

3.22m x 2.56m (10' 7" x 8' 5") The beautifully appointed and generous size kitchen features a wide range of neutral coloured handleless wall, base and drawer units with a wide range of integrated appliances. There is a ceramic sink with mixer tap inset to quartz worktops with complementing upstands, under unit lighting, breakfast bar with feature panelling, double glazed window to the side, down lights, extractor and oak engineered flooring.

Utility Room

1.58m x 1.47m (5' 2" x 4' 10") The fitted units in this room complement the kitchen with space and plumbing for a washing machine, extractor and stainless steel sink unit with mixer tap inset to quartz worktops with complementing upstands.

Bedroom One

3.46m x 3.33m (11' 4" x 10' 11") This impressive bright and airy bedroom features a large double glazed bay window to the front of the property which incorporates a double glazed door to the balcony, range of bespoke fitted wardrobes, wall lights, radiator, down lights, media points and oak engineered flooring.

Balcony

4.16m x 1.92m (13' 8" x 6' 4") Located to the front of the property, this balcony features iron railings and wall lights.

Bedroom Two

3.17m x 2.11m (10' 5" x 6' 11") There is a double glazed window to the front of the property, fitted wardrobe, radiator, downlights and oak engineered flooring.

Bathroom

2.96m x 2.27m (9' 9" x 7' 5") This luxury hotel style bathroom features a panelled bath with mixer tap with hand shower attachment, low level w.c, chrome ladder style towel radiator and a wash hand basin with mixer tap and fitted illuminated mirrored cabinet over. There is a double glazed window to the side of the property, down lights, extractor and fully tiled walls and flooring.

Exterior

Private Lawned Garden

12.40m x 6.80m (40' 8" x 22' 4") This generous size lawned garden is private to this apartment and can be accessed via the communal garden.

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Communal Garden

Located at the rear of the property and accessed via a wheelchair accessible paved pathway is the landscaped communal garden which is predominantly shingled with shaped raised flower beds and mature trees. There is a bike storage area and individual gates leading off to lawned gardens for apartments 1- 4.

Parking

There is a large block paved in and out driveway to the front of the property offering each apartment one allocated parking space.

Lease Information

This home is being sold with a new 999 year lease and the vendors have advised us that once all the apartments are sold, each flat owner will be granted a share of the freehold.

Council Tax Band

TBC

EPC - TBC

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



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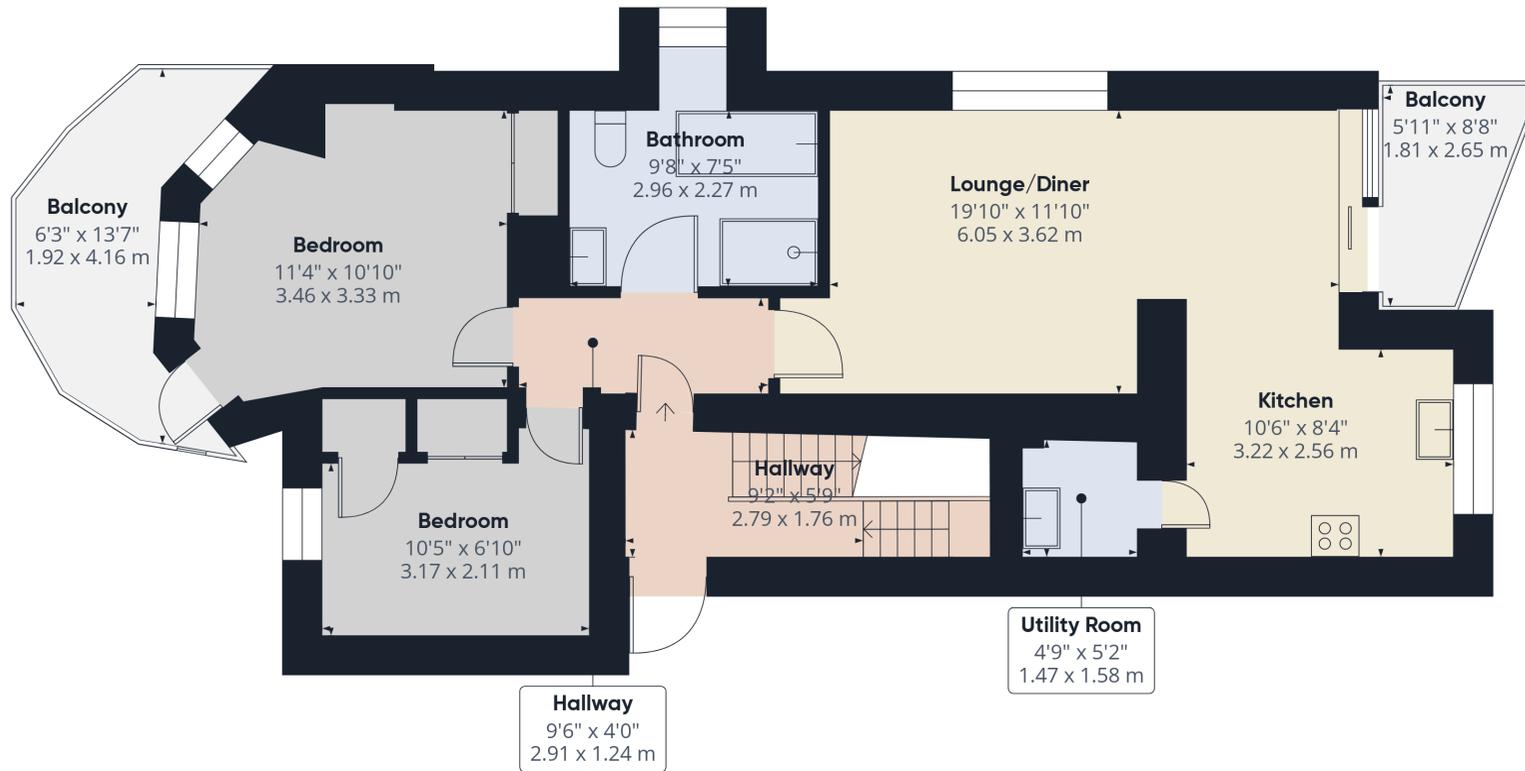


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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⁽¹⁾

772 ft²

71.4 m²

Balconies and terraces

125 ft²

11.6 m²

(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

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