





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 £250,000**

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.

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.

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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.

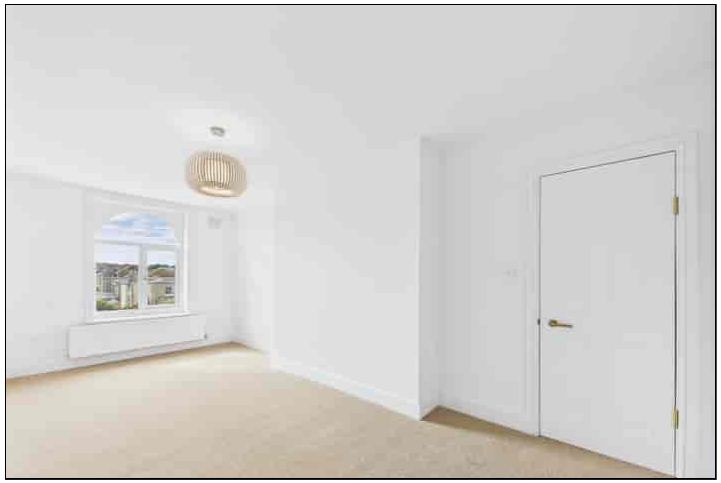
Service Charges

- £2400 service charge per annum, £600 to be paid every quarter.
- No holiday lets or short term lets permitted.
- Long term lets allowed.
- Freehold.

Council Tax Band - A.

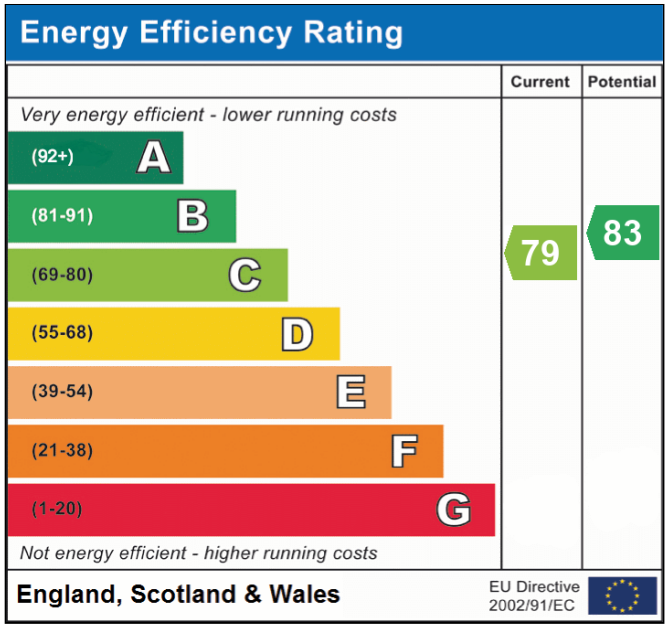


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Viewing strictly by prior appointment with the Selling Agents

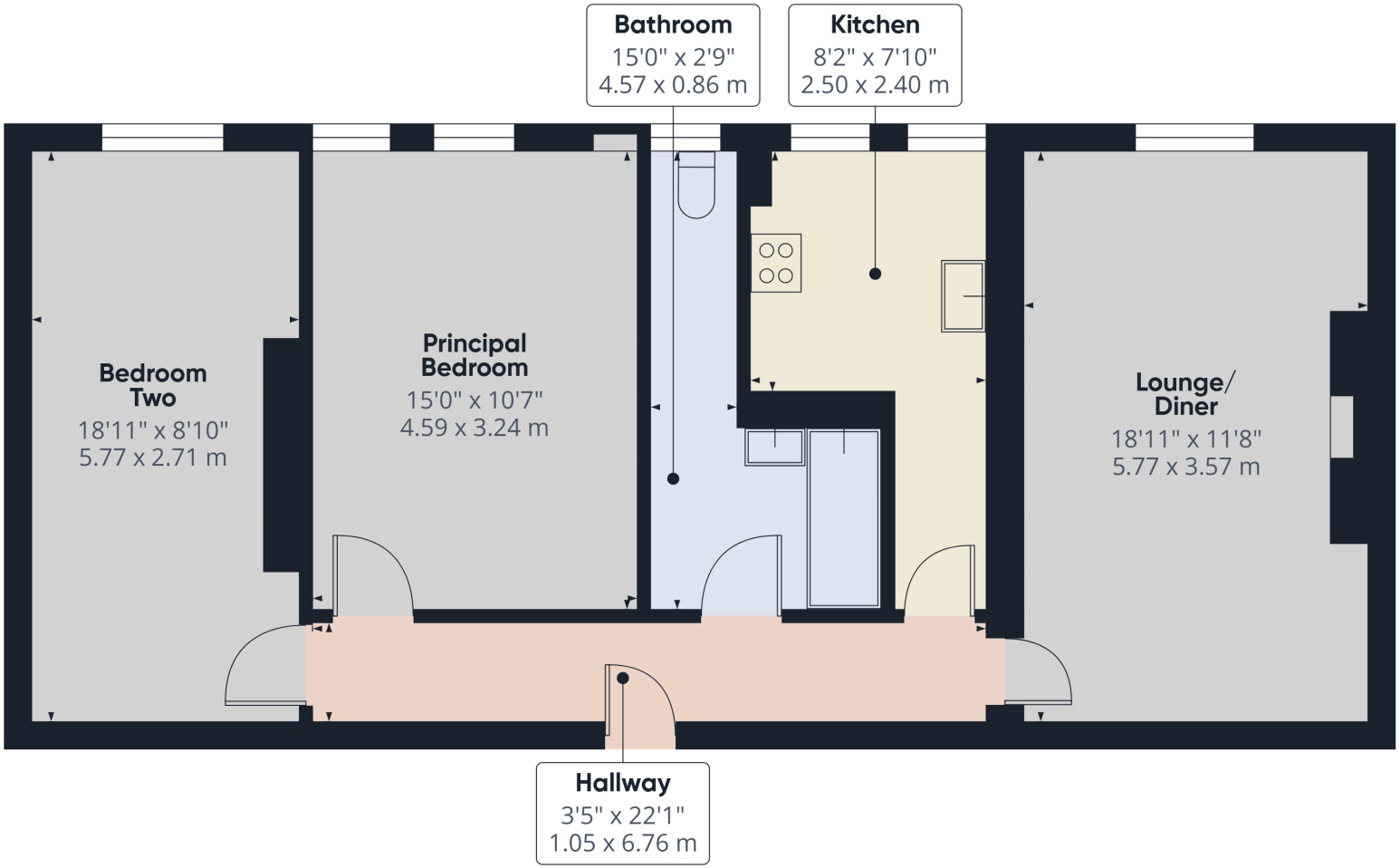
TERENCE PAINTER.

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Approximate total area(1)

778 ft²

72.3 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.

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