



Terence Painter

ESTATE AGENTS

- Retirement Apartment
- One Bedroom Apartment
- Over 55's Only
- 22'9" Lounge/Diner
- 17'1" Bedroom
- Kitchen with Integrated Appliances
- Beautiful view over Fields
- Well Maintained
- Communal Garden, Living area & Laundry Room



Dickens Lodge, Flat 17, Wealdhurst Park, Dickens Lodge, Flat 17, Broadstairs, Kent. CT102DY. Leasehold £140,000

Discover this beautifully maintained one-bedroom retirement apartment offering comfortable and stylish living in a peaceful setting, close to transport links, shops and Westwood Cross Shopping Centre!

This lovely first floor one bedroom apartment finds itself located in the prestigious Dickens Lodge and boasts a welcoming entrance hallway with a large storage cupboard, generous 22'9" lounge/diner with a beautiful view over nearby fields, kitchen with integrated appliances, bathroom and a spacious 17'1" bedroom.

Dickens Lodge is situated perfectly, with local transport links right outside the property that can take you to the nearby Broadstairs Town Centre, Westwood Cross Shopping Centre and St. Peters village within minutes. It is also within close proximity to highly regarded Doctors surgeries, Railway Station and local supermarkets. Dickens Lodge offers a lovely communal lounge area, communal garden with patio seating area, mobility scooter charging ports and a car park for residents and visitors parking. Please see the Agents Notes section, for all fees and charges included.

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

Main Entrance

Building Entrance

Entrance into the building is gained via a secure communal front door, with secure entry system. On the ground floor you can find the communal lounge area, lift to all floors and on the first floor you can find the communal laundry room.

Flat Entrance

Entrance Hallway

2.2m x 1.85m (7' 3" x 6' 1") Entrance into the property is gained via a wooden door. The entrance hall is carpeted and has a large storage cupboard housing a boiler that was installed in Apr 2023.

Living Room/Dining Room

6.95m x 3.32m (22' 10" x 10' 11") This room benefits from a double glazed window to the front overlooking fields, feature electric fireplace, storage heater and carpeted flooring.

Kitchen

2.57m x 2.32m (8' 5" x 7' 7") The kitchen features high and low level fitted units, stainless steel sink unit and electric hob inset to roll-edge countertop with extractor hood over, integrated oven, under counter fridge & freezer, double glazed window with view over fields and wood effect flooring.

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Bedroom

5.22m x 2.73m (17' 2" x 8' 11") The bedroom has a double glazed window to the front which also overlooks the adjacent fields, built-in wardrobe, storage heater and carpeted flooring.

Bathroom

2.08m x 1.67m (6' 10" x 5' 6") Featuring a panelled bath with shower attachment and glass screen, vanity wash hand basin, low level w.c, extractor fan, tiled walls and flooring.

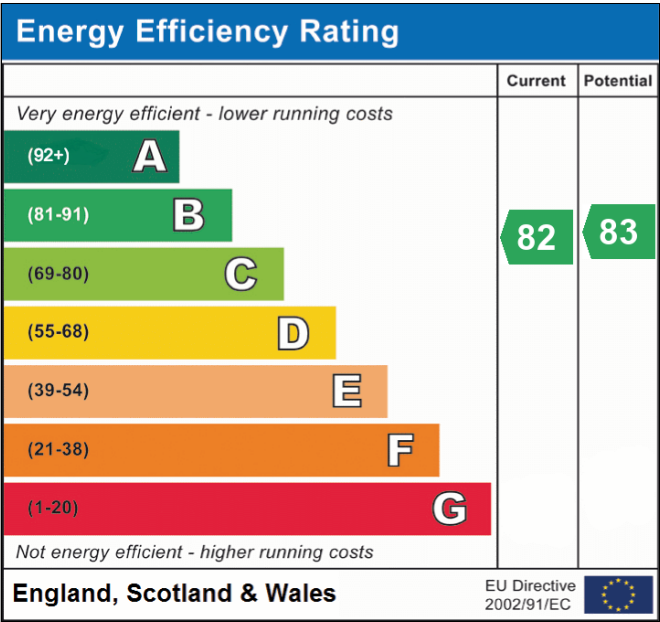
Agents Notes

- There is 103 years remaining on the lease.
- The annual service charge is £2,959 per annum, which covers: Service Charge, Building Insurance, Careline for after hours assistance, Water Bill and use of Laundry Room.
- Ground Rent is £ 598.44 p.a.
- Over 55s only.
- The house manager is available on site between Mon-Fri 9am-2.30pm.
- There is a communal garden area & a patioed seating area.
- Lift access to all floors.
- Visitor and resident parking available. (No assigned spaces).
- Council Tax Band - B.



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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.

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**Entrance
Hallway**
7'2" x 6'0"
2.20 x 1.85 m

Living Room/Dining Room

10'10" x 22'9"
3.32 x 6.95 m

Kitchen

7'7" x 8'5"
2.32 x 2.57 m

Bedroom

8'11" x 17'1"
2.73 x 5.22 m

Bathroom

5'5" x 6'9"
1.67 x 2.08 m



Approximate total area⁽¹⁾

507 ft²
47.1 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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