





Terence Painter
ESTATE AGENTS

- Ground Floor Apartment
- Sheltered Front Terrace
- Private Front Door Access
- Two Double Bedrooms with Fitted Wardrobes
- Living Room with Direct Access to The Communal Gardens
- Fitted Kitchen with Integrated Appliances
- Well Appointed Bathroom
- Garage En Bloc
- Central Broadstairs Location
- Located within a Mile of Stone Bay, Schools, High Street & Transport Links
- Well Presented & Spacious Accommodation
- No Forward Chain

**35 Magdalen Court, Broadstairs, Kent. CT101DF.**

**Leasehold £200,000**

RARELY AVAILABLE! A spacious two double bedroom ground floor apartment with its own private entrance, direct access to beautifully maintained communal gardens, and a garage-en-bloc—ideally located in the heart of Broadstairs and offered with no forward chain.

This charming and deceptively generous apartment sits in a highly sought-after residential area, just half a mile from the beach, High Street, and excellent transport links. Magdalen Court is a desirable cul-de-sac development, benefiting from ample parking and attractive, well-kept communal grounds.

The accommodation is well-proportioned throughout and includes a welcoming entrance hall accessed via a private front door, a modern fitted kitchen with integrated appliances, a large and stylish bathroom, and two double bedrooms complete with fitted wardrobes. The spacious living room is a standout feature, with a double-glazed door opening directly onto the landscaped communal gardens—perfect for relaxing or entertaining. Externally, the property continues to impress with a garage-en-bloc and plenty of communal parking.

Offered with no forward chain, this is a true turn-key home ready for immediate occupation. Contact Terence Painter Estate Agents today to arrange your viewing

## The Apartment

### Sheltered Front Terrace

To the front of the property is a sheltered paved terrace area which offers ample space for a bench or small garden set making it the ideal place to enjoy the afternoon sun.

### Entrance

Access into the property is via a composite front door to the entrance hall.

### Entrance Hall

3.06m x 0.92m (10' 0" x 3' 0") There is wooden flooring, radiator and doors leading off to the kitchen and living room.

### Kitchen

3.03m x 2.50m (9' 11" x 8' 2") This well appointed kitchen features a range of wooden wall, base and drawer units with an integrated electric oven/grill, hob with an extractor hood over, fridge/freezer and washing machine. There is a double glazed window to the front of the property, sink unit with mixer tap inset to roll top worksurfaces, under unit lighting, localised wall tiling and wooden flooring.

### Living Room

4.80m x 4.53m (15' 9" x 14' 10") This great size room features a double glazed window and door to the rear which provides direct access out to the communal gardens. There are media points, feature electric fireplace, radiator, carpet flooring and a door to the inner hallway.

### Inner Hallway

1.63m x 1.19m (5' 4" x 3' 11") There is carpet flooring and doors leading off to the bathroom and bedrooms.

### Bedroom One

3.82m x 3.02m (12' 6" x 9' 11") Located to the rear of the property, this generous size bedroom features a double glazed window to the rear which enjoys views over the communal gardens, fitted wardrobes with sliding doors, radiator, ceiling fan and carpet flooring.

### Bedroom Two

3.05m x 2.92m (10' 0" x 9' 7") Located to the front of the property, this good size size double bedroom features a double glazed window to the front, fitted wardrobes with sliding doors, radiator and carpet flooring.

### Bathroom

3.26m x 1.63m (10' 8" x 5' 4") This well appointed bathroom features a fully tiled corner shower cubicle, panelled bath with mixer tap, pedestal wash hand basin, low level w.c, towel radiator, part tiled walls and down lights.

### Garage

4.90m x 2.47m (16' 1" x 8' 1") (Garage No.20) Located en-bloc, this garage features a metal up and over door.

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## Communal Gardens

This home benefits from direct access to the well maintained communal gardens which are located to the rear of the flat and are mainly laid to lawn with a wide range of mature trees, hedges and shrubs.

## Parking

There is unrestricted on street parking to the front of the property as well as a private garage-en-bloc.

## Lease Information

This flat benefits from the remainder of a 999 year lease which commenced on the 15/12/1987. The annual maintenance fee is £1200 per annum (£600 paid every six months).

## Council Tax Band

The council tax band is B.

## 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.

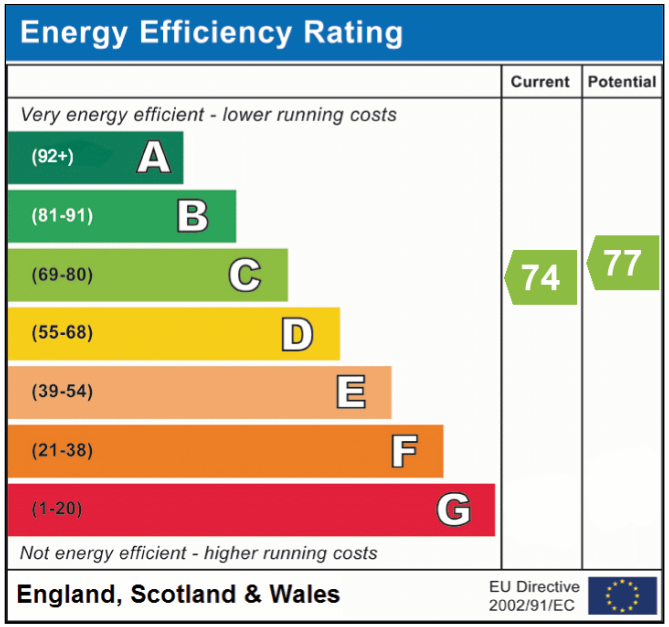


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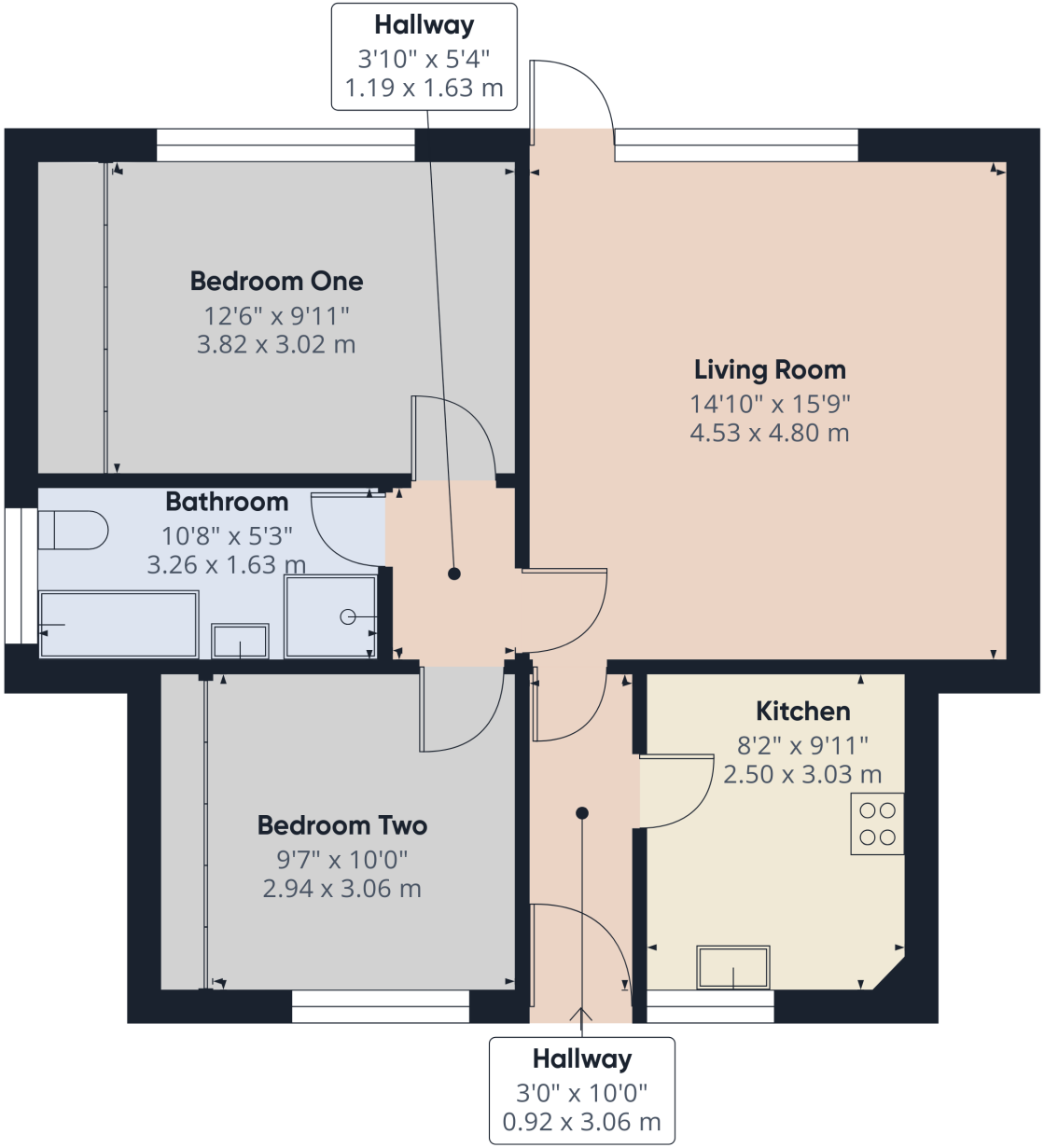







Viewing strictly by prior appointment with the Selling Agents
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**Ground Floor** Building 1

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**Approximate total area**(1)

694 ft²

64.5 m²

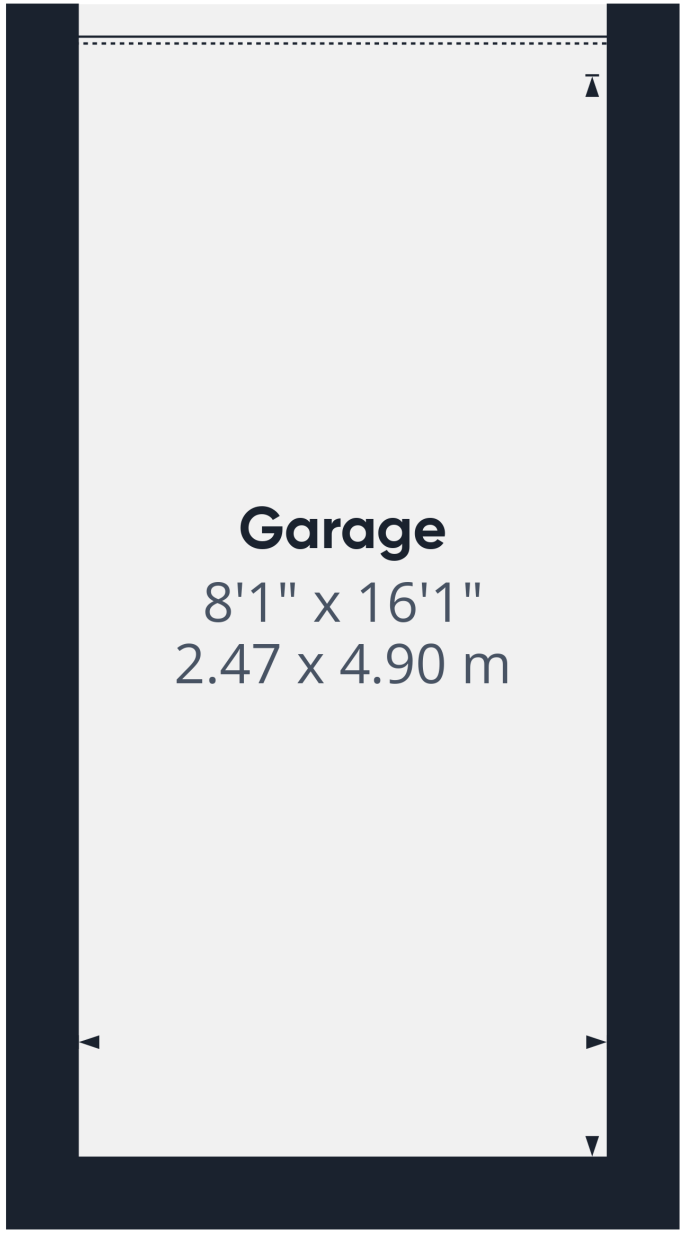
(1) Excluding balconies and terraces

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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**Ground Floor** Building 2

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**Approximate total area**(1)

131 ft²
12.2 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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