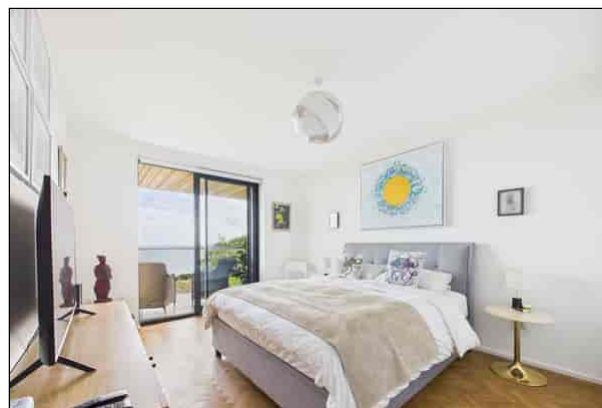




# Terence Painter

ESTATE AGENTS

- Luxury Two Bedroom Apartment
- Panoramic Sea Views
- Private North Foreland Estate
- Share Of Freehold
- No Forward Chain
- 40'4" Private Sea Facing Balcony
- High Specification Kitchen with Integrated Siemens Appliances
- Lift & Stairs to All Floors
- Seperate Utility Room
- Remainder of a 10 Year Building Warranty
- 30'11" Open Plan Kitchen/Living Room
- EPC Rating - A
- Finished to a very High Specification
- Secure Gated Underground Parking Spaces For Two Cars
- Impeccably Maintained communal Areas & Gardens
- Built in 2019

**5 Redriff, North Foreland Avenue, Broadstairs, Kent. CT10 3QT.**

**Share of Freehold £675,000**

AVAILABLE NOW! A TRULY STUNNING TWO DOUBLE BEDROOM SEA FACING HOME IN AN IDYLIC LOCATION WHICH HAS BEEN FINISHED TO THE HIGHEST OF STANDARDS AND WITH THE MOST IMPRESSIVE SPECIFICATION!

Offered to the market with no forward chain is this exceptional two double bedroom well proportioned first floor apartment measuring approximately 1208ft<sup>2</sup>. Redriff is located on the gated North Foreland Private Estate; regarded as one of the most exclusive coastal residential areas in Broadstairs. The property is within easy access of award winning picturesque sandy beaches, extensive cliff-top promenades and beach side cafes. The town's quaint high street is approximately one mile distant and 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.

Located on the first floor level of this architecturally striking building, the generous accommodation includes an impressive L shaped entrance hall, 31'3" open plan kitchen/living room which features large floor to ceiling double glazed sliding doors providing access to the balcony and stunning elevated sea views from every point of the room. There is a luxuriously appointed and generously sized fitted kitchen with a wide range of integrated Siemens appliances and a large complementing peninsula/breakfast bar with quartz worktops.

Both bedrooms boast direct access to the balcony and superb elevated sea views. The principle bedroom suite also includes a wide range of fitted furniture and a beautifully appointed en-suite shower room. There is also a stylish bathroom and separate utility room.

The 38'3" sea facing balcony is a phenomenal feature of this home and offers the perfect place to enjoy arguably one of Broadstairs' most stunning elevated sea vistas.

Externally this home continues to impress with secure underground gated parking for two cars and impeccably kept communal areas and gardens. There is a lift and stairs to all floors.

This property is being offered with no forward chain and 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

There is a lift and carpeted stairs to all floors.

### First Floor

### Apartment Entrance

Access into the apartment is via an over sized front door to the entrance hall.

### Entrance Hall

This welcoming L shaped entrance hall features a cloak cupboard, wall mounted panel for the secure entry system, herringbone Amtico flooring with underfloor heating, telephone point and down lights. There are doors leading to all rooms.

### Open Plan Kitchen/Living Room

9.53m x 5.29m (31' 3" x 17' 4") This wonderfully generous sized and well defined room offers spectacular elevated sea views via large floor to ceiling double glazed sliding doors which also provide access to the balcony. The kitchen comprises an extensive range of fitted wall, base and drawer units with a wide range of integrated Siemens appliances. There is a large complementing peninsula/breakfast bar unit offering further storage and low profile quartz works top. The Living area offers ample space for dining and living furniture, herringbone Amtico flooring with under floor heating, media points and down lights.

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## Balcony

11.78m x 1.84m (38' 8" x 6' 0") Thanks to the intelligent design of this home, this balcony can be accessed via the kitchen/diner and both bedrooms. The extremely impressive size balcony really makes the most of the idyllic position of this home and offers stunning, uninterrupted elevated sea views. The balcony can be enjoyed all year round thanks to being partly enclosed with a cedar wood cladded ceiling and wall. There is composite decked flooring, glass screening, power points and feature lighting.

## Principle Bedroom

6.71m x 3.42m (22' 0" x 11' 3") This room also enjoys large floor to ceiling double glazed sliding doors to the rear which provides access to the balcony and offers stunning elevated sea views. There are media points, herringbone Amtico flooring with under floor heating, door to the en-suite shower room and an extensive range of fitted wardrobes and drawer unit.

## En-Suite Shower Room

2.82m x 2.14m (9' 3" x 7' 0") There is a large fully tiled walk in shower cubicle with a fitted rain style shower head and hand shower attachment. There is a low level w.c, chrome ladder style towel radiator and a pedestal wash hand basin with shelving and fitted mirror over. There are down lights, electric shaver point, extractor and herringbone Amtico flooring with under floor heating.

## Bedroom Two

6.71m x 3.07m (22' 0" x 10' 1") There are floor to ceiling double glazed doors to the rear which offers access to the balcony and elevated sea views, media points and herringbone Amtico flooring with under floor heating.

## Bathroom

1.82m x 1.65m (6' 0" x 5' 5") There is a panelled bath with a fitted rain style shower head over and seperate hand shower attachment. There is a low level w.c, chrome ladder style towel radiator and a pedestal wash hand basin with shelving and fitted mirror over. There are down lights, electric shaver point, extractor and herringbone Amtico flooring with under floor heating.

## Utility Room

1.91m x 1.17m (6' 3" x 3' 10") There is fitted shelving and housing for a washing machine and tumble dryer, storage cupboard, extractor, down lights and herringbone Amtico flooring with underfloor heating.

## Communal Garden

Accessible via pathways to the left and right of the property are the lawned communal gardens, offering beautiful sea views and mature hedged borders.

## Secure Gated Underground Parking

This home benefits from a double width parking space for two cars. The current vendor has advised us that the parking bays also provides ample storage space for balcony furniture, bikes etc.

## Council Tax Band

The council tax band is F.

## Lease Information

The vendor has advised us of the following -

- The proeprty is being sold with a share of the freehold.
- The property is being sold with the remainder of a 999 year lease which commenced on the 13th of March 2019.
- The maintenance fee are approximately £3800 per annum.
- Pets are permitted.
- Assured shorthold letting is permitted however holiday letting is not.

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## 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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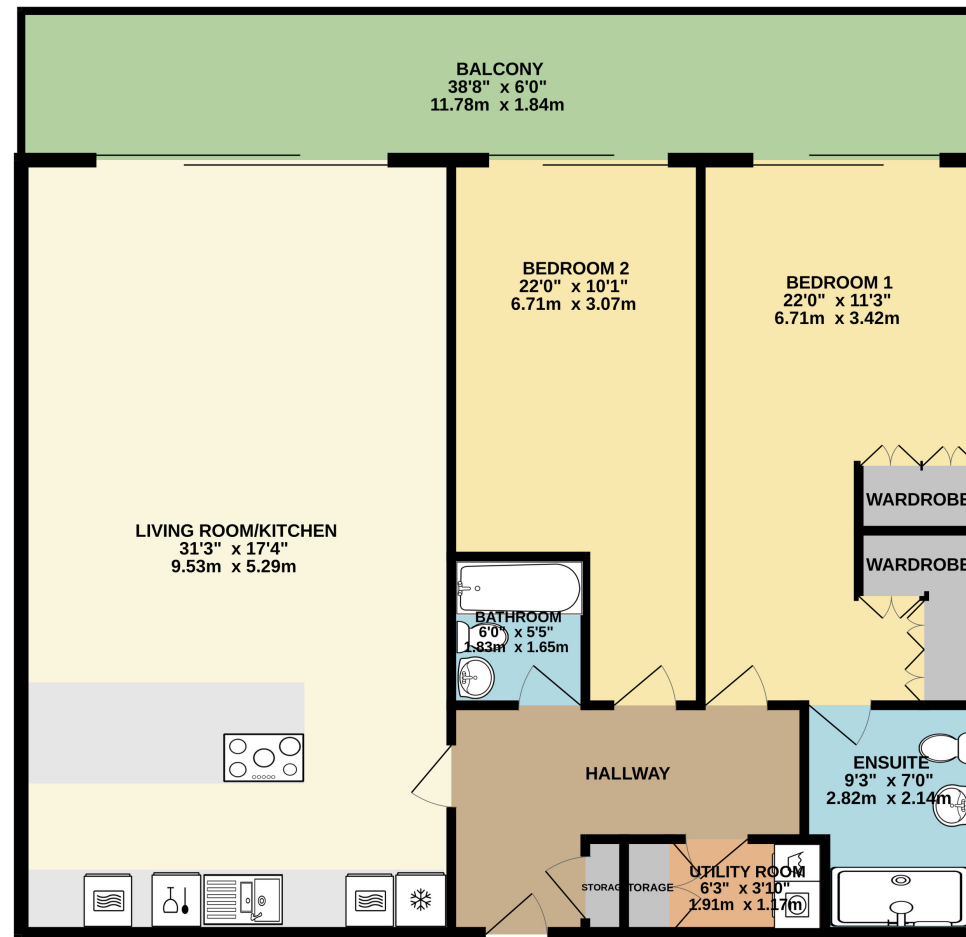
| Energy Efficiency Rating                           |         |                            |
|----------------------------------------------------|---------|----------------------------|
|                                                    | Current | Potential                  |
| <i>Very energy efficient - lower running costs</i> |         |                            |
| (92+) <b>A</b>                                     | 96      | 96                         |
| (81-91) <b>B</b>                                   |         |                            |
| (69-80) <b>C</b>                                   |         |                            |
| (55-68) <b>D</b>                                   |         |                            |
| (39-54) <b>E</b>                                   |         |                            |
| (21-38) <b>F</b>                                   |         |                            |
| (1-20) <b>G</b>                                    |         |                            |
| <i>Not energy efficient - higher running costs</i> |         |                            |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive<br>2002/91/EC |



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.

FIRST FLOOR  
1208 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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