



Terence Painter

ESTATE AGENTS

- Two Double Bedroom Apartment
- Town Centre Location
- Spacious & Airy Living Accommodation
- Distant Sea Views From the Lounge
- En-Suite Bathroom & Family Shower Room
- Third Floor Apartment
- Secure Allocated Parking Space
- Lift Access to all Floors
- Close to all Local Amenities & Train Station



Flat 4, 2 Park View, Vere Road, Broadstairs, Kent. CT101JF.

Leasehold £350,000

Beautifully presented and spacious two double bedroom apartment, situated in the heart of Broadstairs!

The vendor maintains this apartment to an impressive standard and is offering it to the market with no forward chain. The property benefits from a secure entry system on the ground floor with stairs and lift access to all floors. The apartment has a welcoming entrance hallway with a large double storage cupboard, 20' x 20' lounge/kitchen/diner with distant sea views, principal bedroom with en-suite bathroom, a second double bedroom and a family shower room.

This modern and spacious two double bedroom third floor apartment is located in the ever popular development of Park View which is ideally located within the very heart of Broadstairs within just yards of the picturesque sands at Viking Bay, schools, parks, transport links and the bustling High Street with its eclectic range of local shops, bars and restaurants. All of the apartments in the development benefit from secure underground parking and lift to all floors.

The wonderful location and accommodation of this property has everything it needs to make it a wonderful holiday home or permanent residence. Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

BUILDING ENTRANCE

Communal Area

Enter via a secure door with part glazing into the communal area which features carpeted stairs and lift access to all floors.

FLAT ENTRANCE

Entrance Hallway

3.94m x 1.74m (12' 11" x 5' 9") Entrance into the property is gained via a secure wooden door. The entrance hallway has doors to all rooms, a double storage cupboard and Herringbone flooring.

Lounge/Kitchen/Diner

6.36m x 5.96m (20' 10" x 19' 7") The bright and airy lounge/diner has a multiple double glazed windows to the front that offer distant sea views, two radiators and wooden flooring. The kitchen area has an island with an integrated oven and wine fridge, electric hob inset to granite countertop. There are high and low fitted units, with an integrated dishwasher, ceramic sink unit inset to countertop and Herringbone flooring.

Principal Bedroom

4.75m x 4.08m (15' 7" x 13' 5") The principal bedroom has two double glazed windows to the front, built-in wardrobes, two radiators and Herringbone flooring.

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En-Suite Bathroom

3.29m x 1.68m (10' 10" x 5' 6") The en-suite bathroom features a Matte white solid stone suite with a sink and Japanese stone Ofuro bath, w.c, radiator, with tiled walls and flooring.

Bedroom Two

3.32m x 2.83m (10' 11" x 9' 3") Bedroom two has a double glazed window to the front, radiator, built-in wardrobe and Herringbone flooring.

Shower Room

1.70m x 1.67m (5' 7" x 5' 6") Featuring a walk-in shower with glass screen door, low level w.c, wash hand basin and chrome ladder style radiator.

Parking

This property features from a secure gated parking area with one designated parking space.

Lease Information

Building insurance - approximately £640 per annum.

Maintenance & service charge - approximately £2400 per annum.

Ground rent - approximately £250 per annum.

Council Tax Band

The Council Tax Band for this property is - D.

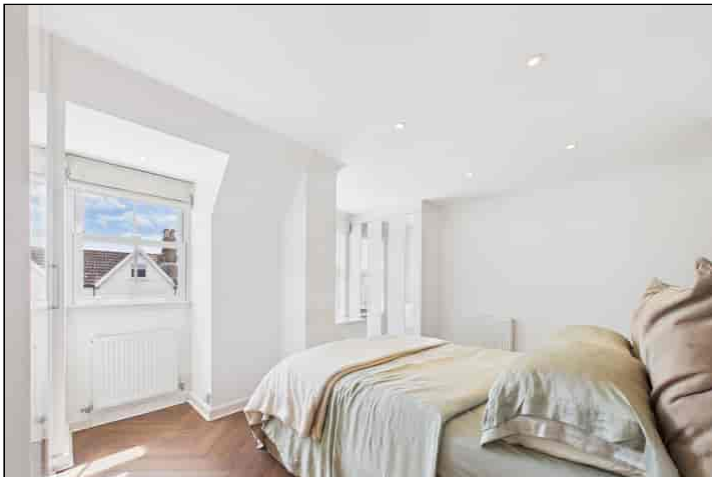


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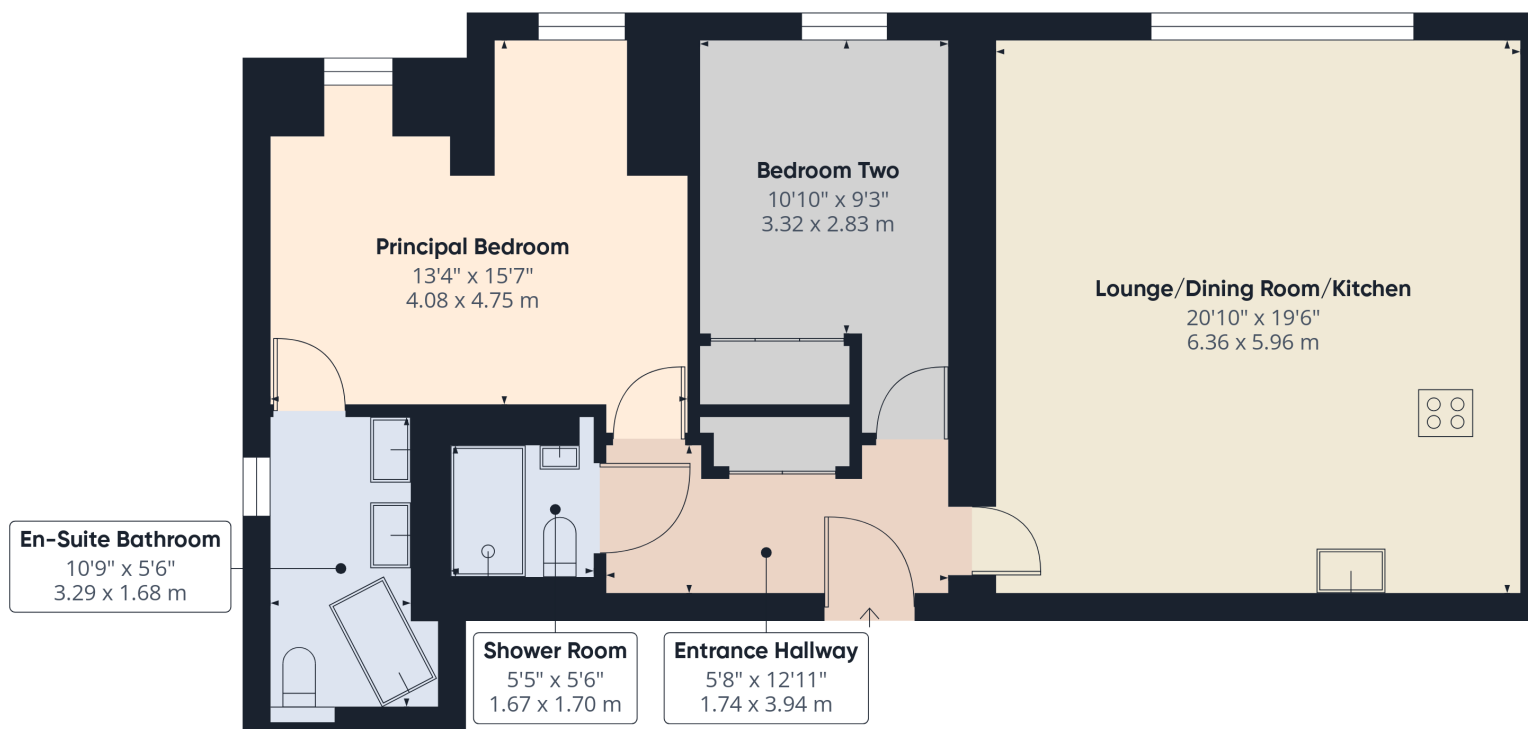


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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⁾

886 ft²
82.3 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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