



CALLIS COURT ROAD
BROADSTAIRS

£1,000 PCM

- Council Tax Band: A
- Immaculate Condition
- Converted Country Lodge
- Two Double Bedrooms
- Private Rear Garden, Use Of Garage, Off Street Parking
- Gas Central Heating

ABOUT

Miles and Barr are pleased to offer to the Lettings market this unusual apartment in a converted country lodge. As one of three properties you have your own private entrance, extensive private rear garden, use of shared garage and off-street parking. The property is presented in immaculate condition and offers as follows: On entry you walk up to the first level where you are presented with a modern compact kitchen with integrated fridge freezer, microwave, cooker, washing machine and dishwasher, lounge, and double bedroom with built in wardrobe. Moving up to the top floor where you will find yourself in the eaves giving the room additional character, but don't worry about storage as you have a walk-in wardrobe and under eaves storage. This hidden gem is certainly worth a look, whilst you feel you are in the country you are not far from Broadstairs beach, bars, restaurants and just 0.8 miles from Broadstairs Train Station. *Available Now*

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.



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



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure