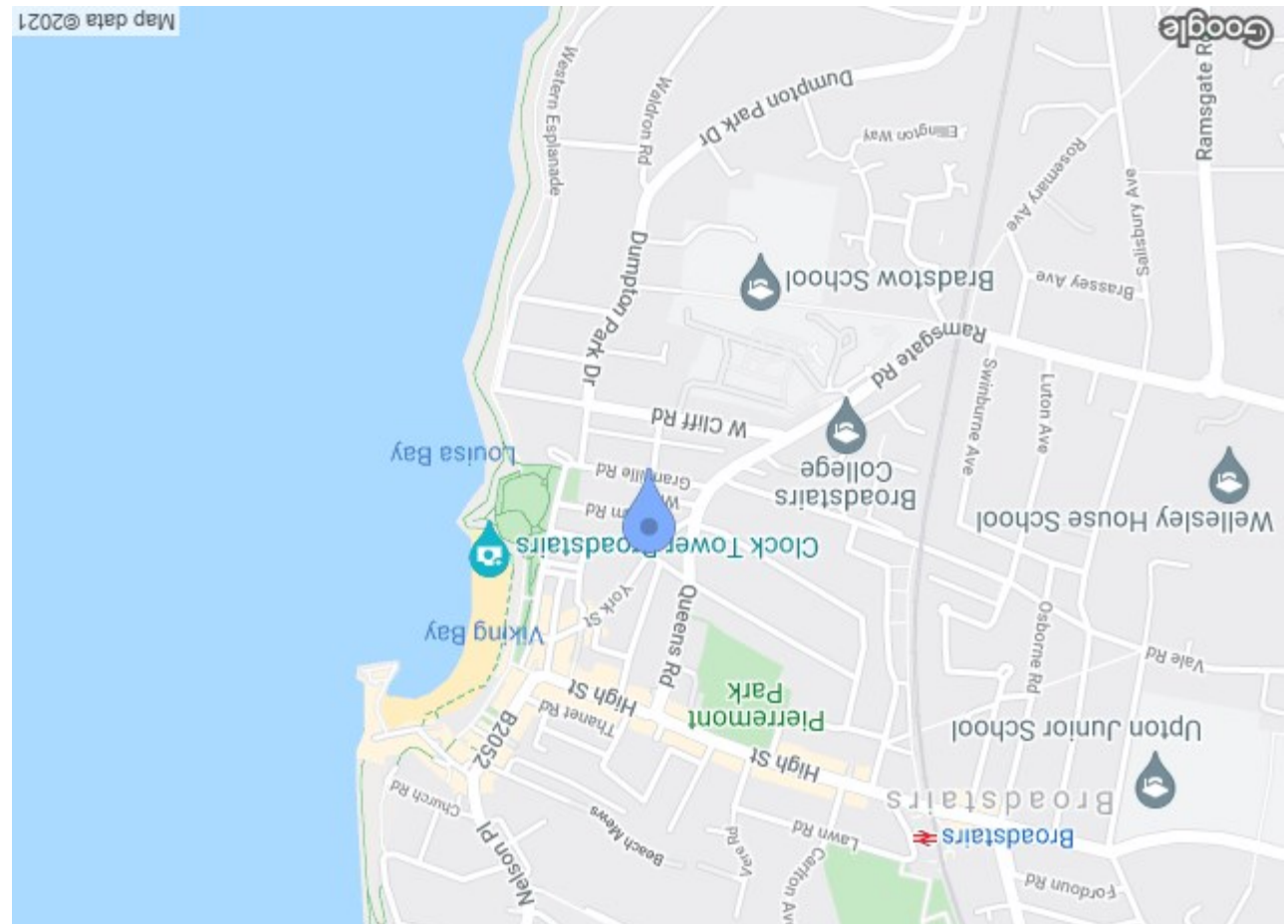
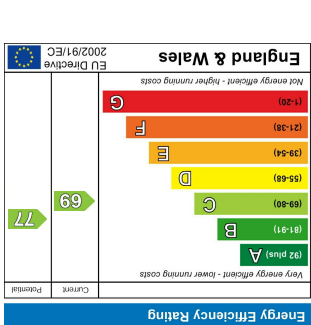


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



FLAT 7 16 GRANVILLE ROAD BROADSTAIRS

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BROADSTAIRS

£250,000



45 High Street, Broadstairs, Kent, CT10 1WP
t. 01843 888 444 e. broadstairs@milesandbarr.co.uk



- One bedroom Apartment
- Well presented
- Close to amenities
- Second Floor
- Allocated parking

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.

ABOUT

MORE THAN MEETS THE EYE!!

Miles and Barr are delighted to bring to the market this well presented one bedroom apartment. Located on the highly sought after Granville Road, this property is ideal for buyers who are looking to be a short walk from amenities, transport links and the beach. Found on the second floor, the property comprises an entrance leading to a lounge diner, kitchen and generous bedroom serviced by a bathroom. The property also benefits from an additional room which is accessed via the split level communal landing which is currently being used as a bedroom and with en suite. Externally the apartment offers allocated parking to the rear. In our opinion this well looked after home offers fantastic accommodation for those looking for a secure buy to let purchase or those looking for a holiday home by the sea. Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

DESCRIPTION

Entrance

Entrance Hall

Lounge 13'2 10'9 (4.01m 3.28m)

Kitchen 8'6 x 5'0 (2.59m x 1.52m)

Bedroom 12'1 x 8'8 (3.68m x 2.64m)

Bathroom 7'7 x 4'9 (2.31m x 1.45m)

Additional Space

Bedroom Area 7'4 x 10 narrowing to 5'2 (2.24m x 3.05m narrowing to 1.57m)

En Suite

