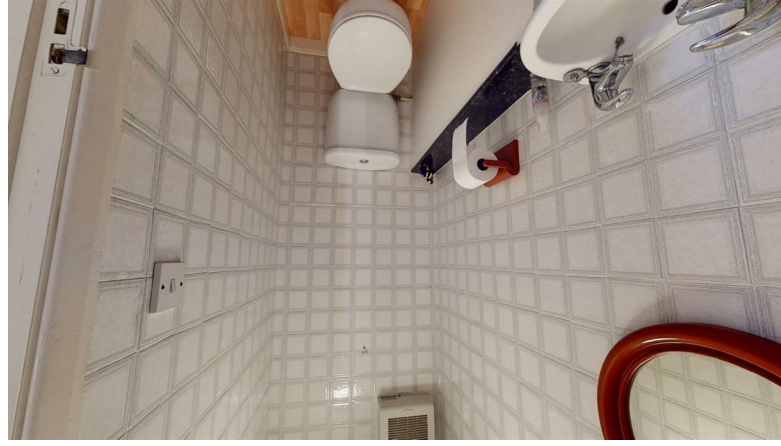


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (81-91)	G (1-20)
B (61-80)	F (21-30)
C (51-60)	E (31-40)
D (41-50)	D (41-50)
E (31-40)	C (51-60)
F (21-30)	B (61-80)
G (1-20)	A (81-91)
76	79

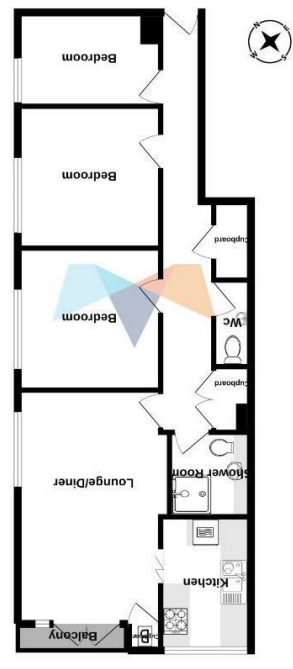
EU Directive 2002/91/EC
England & Wales



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



These energy ratings are based on the current state of the building and are not intended to be a guarantee of energy performance. The ratings are based on the current state of the building and are not intended to be a guarantee of energy performance. The ratings are based on the current state of the building and are not intended to be a guarantee of energy performance.



GROUND FLOOR
 70.0 sq. m. (753 sq. ft.) approx.

FRANCIS ROAD BROADSTAIRS



FRANCIS ROAD
 BROADSTAIRS

£220,000

- Council Tax Band - B
- First Floor Apartment
- Chain Free
- Blacony
- Garage En Bloc
- Close To The Town And Beach
- Three Bedrooms

ABOUT

FIRST FLOOR APARTMENT BEING SOLD CHAIN FREE VIA IAMSOLD!!

This property is for sale by Modern Method of Auction; Starting Bid Price £220,000.00 plus Reservation Fee...

Miles and Barr are delighted to offer to the market this three bedroom purpose built first floor apartment in a beautiful location situated in a highly desirable cul de sac location off Lanthorne Road in Broadstairs.

The accommodation is accessed off the well-appointed communal area accessed by a secure entry phone system. The living space boasts two double bedrooms a further single bedroom, a separate W.C and separate shower room, open plan lounge/diner with access to the private balcony overlooking the communal garden and adjacent kitchen with fitted floor and wall units. The property also benefits from a garage en bloc.

MATERIAL INFORMATION

Length of lease : From 1 August 2011 to 31 July 3010

Annual ground rent amount : TBC

Ground rent review period : TBC

Annual service charge amount : TBC

Service charge review period : TBC

Council tax band : B

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

DESCRIPTION

Entrance Hall

Bedroom Three 10'8 x 6'9 (3.25m x 2.06m)

Bedroom Two 10'07 x 10'5 (3.23m x 3.18m)

Bedroom One 10'05 x 10'09 (3.18m x 3.28m)

WC

Shower Room

Lounge/Diner 17'47 x 10'66 (5.18m x 3.05m)

Kitchen 8'79 x 6'70 (2.44m x 1.83m)

Balcony

Garage

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.

