



FLAT 2 GREYFRIARS COURT GEORGE HILL ROAD
BROADSTAIRS

£205,000

- Chain Free
- Ground Floor
- Allocated Parking
- Close To Beaches
- Two Bedrooms
- New Boiler

LOCATION

The sought-after seaside town of Broadstairs, with its 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 & 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

CALLING ALL INVESTORS, BEING SOLD WITH TENANT IN SITU!
MILES AND BARR ARE THRILLED TO BRING TO THE MARKET THIS IDEALLY LOCATED TWO BEDROOM GROUND FLOOR APARTMENT SET BACK FROM GEORGE HILL ROAD.

Kingsgate is a highly sought after area with several of our sandy beaches including the extremely popular Botany Bay sandy Beach only a short walk away, not to mention a convenience store on George Hill Road and a handful of bus stops along the way.

Offered to the market with NO ONWARD CHAIN Greyfriars Court is a beautifully presented two bedroom purpose built ground floor apartment with a large kitchen/lounge with sliding doors leading out to a private patio area. There are also two good sized bedrooms and a modern family bathroom. the property has recently been fitted with a brand new boiler, it also boasts a dedicated parking space to the rear of the development which is a must for convenience.

Contact Miles and Barr 7 days a week to arrange your viewing and for more information on 01843 888444.

...draft details, this brochure is yet to be signed off by the vendor.

DESCRIPTION

Entrance

Ground Floor

Kitchen 9'9 x 8'4

Lounge 16'6 x 11'5

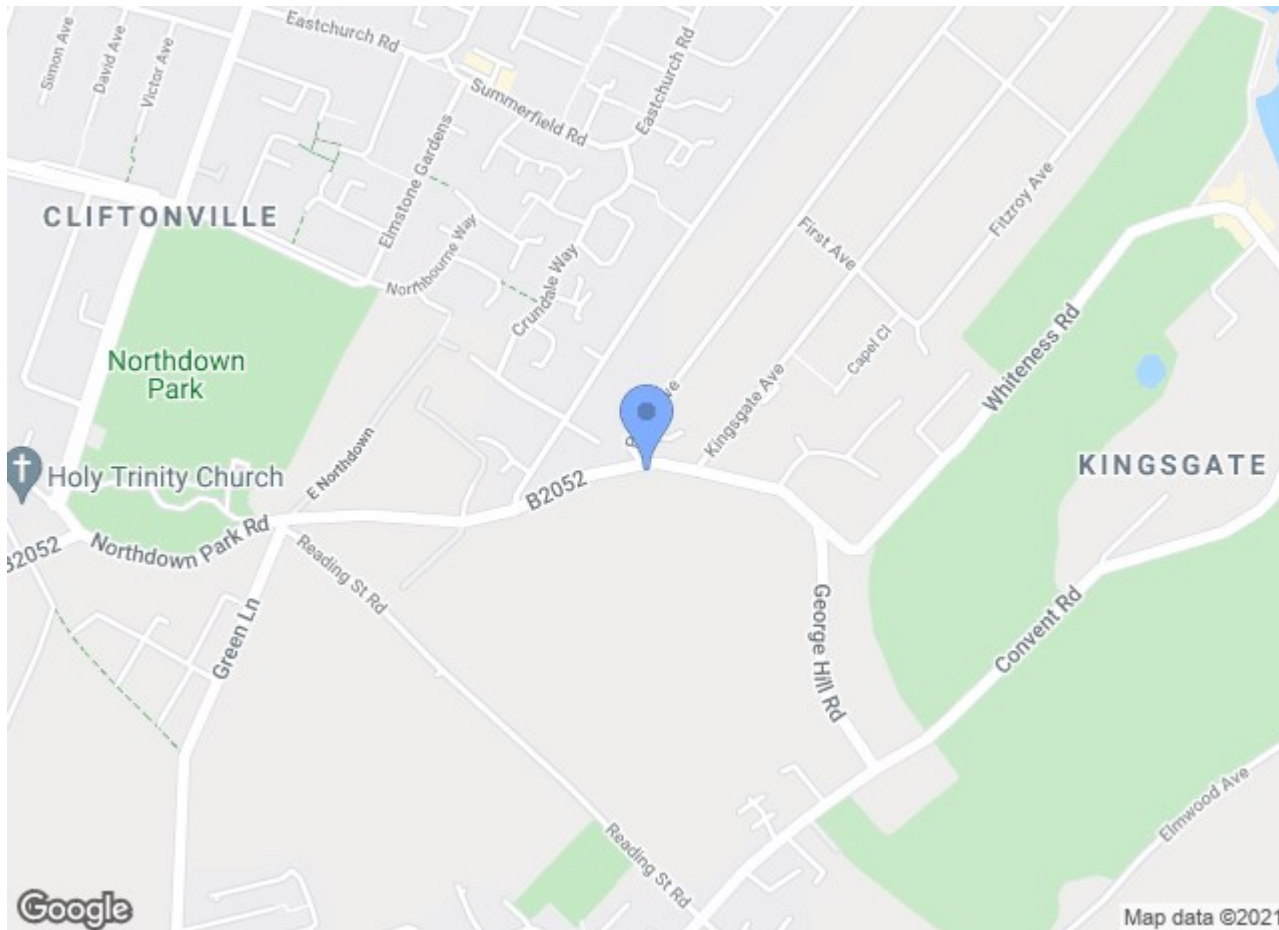
Bathroom 8'4 x 7'1

Bedroom 10'8 x 9'9

Bedroom 9'9 x 11'5



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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