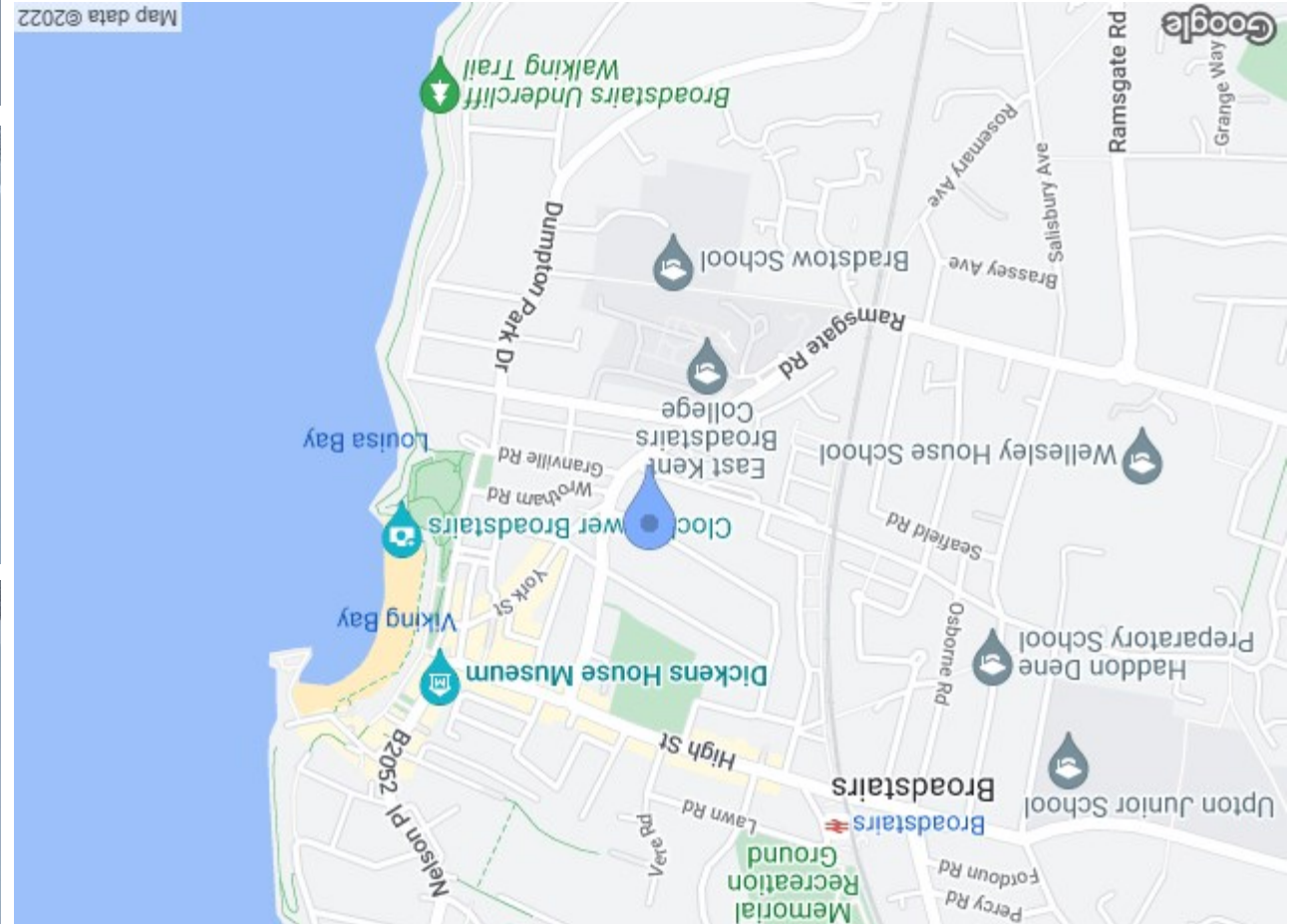
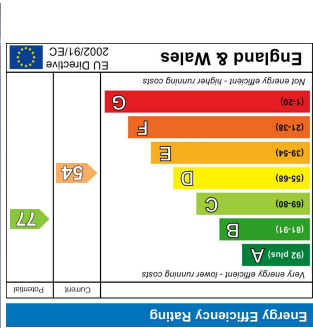


www.milesandbarr.co.uk/referral-fee-disclosure

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:



## THE VALE BROADSTAIRS



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



## THE VALE BROADSTAIRS

£300,000



- CHAIN FREE
- Two Bedrooms
- Ground Floor Apartment
- Newly Refurbished
- Garden
- Central Location

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

BEAUTIFULLY REFURBISHED TWO BEDROOM GROUND FLOOR APARTMENT BEING SOLD CHAIN FREE!  
Miles & Barr are extremely pleased to be offering this stunning ground floor apartment within walking distance of the beautiful sandy beaches of Broadstairs and close to the town centre with all its restaurants, bars and shops. Internally, this exceptionally spacious apartment has undergone complete refurbishment throughout. Upon entering the property, you are welcomed by a large entrance hall with a striking LED lighting feature around the entire ceiling. This leads into a bay fronted lounge showcasing the same LED lighting effect. The property includes a brand new, sumptuous kitchen with modern, soft closing 'tip on' doors. The cabinets boast integral lighting and offer ample storage. There is a utility area with direct access into one of the garden areas. A brand-new, elegant family bathroom and two large double bedrooms featuring period fireplaces complete the internal space. Externally, there are two low maintenance gardens either side of the apartment. One offers a raised 'suntrap' lawn which is ideal for sitting out on. The other has flower beds and side access. In our opinion the property has been refurbished to an extremely high standard, making the most of its bright and spacious composition. The apartment is being offered with NO ONWARD CHAIN and is available for immediate viewings.

Length of lease : 125 years from 12/11/2019  
Annual ground rent amount : £200  
Ground rent review period : 50 years from 2019  
Annual service charge amount : TBC  
Service charge review period : TBC  
Council tax band : A

DESCRIPTION

Entrance Hallway  
Lounge 17'3 x 13'8 (5.26m x 4.17m )  
Kitchen 10'10 x 14'0 (3.30m x 4.27m)  
Bedroom One 11'9 x 16'9 (3.58m x 5.11m)  
Bedroom Two 11'6 x 11'3 (3.51m x 3.43m)  
Family Bathroom

