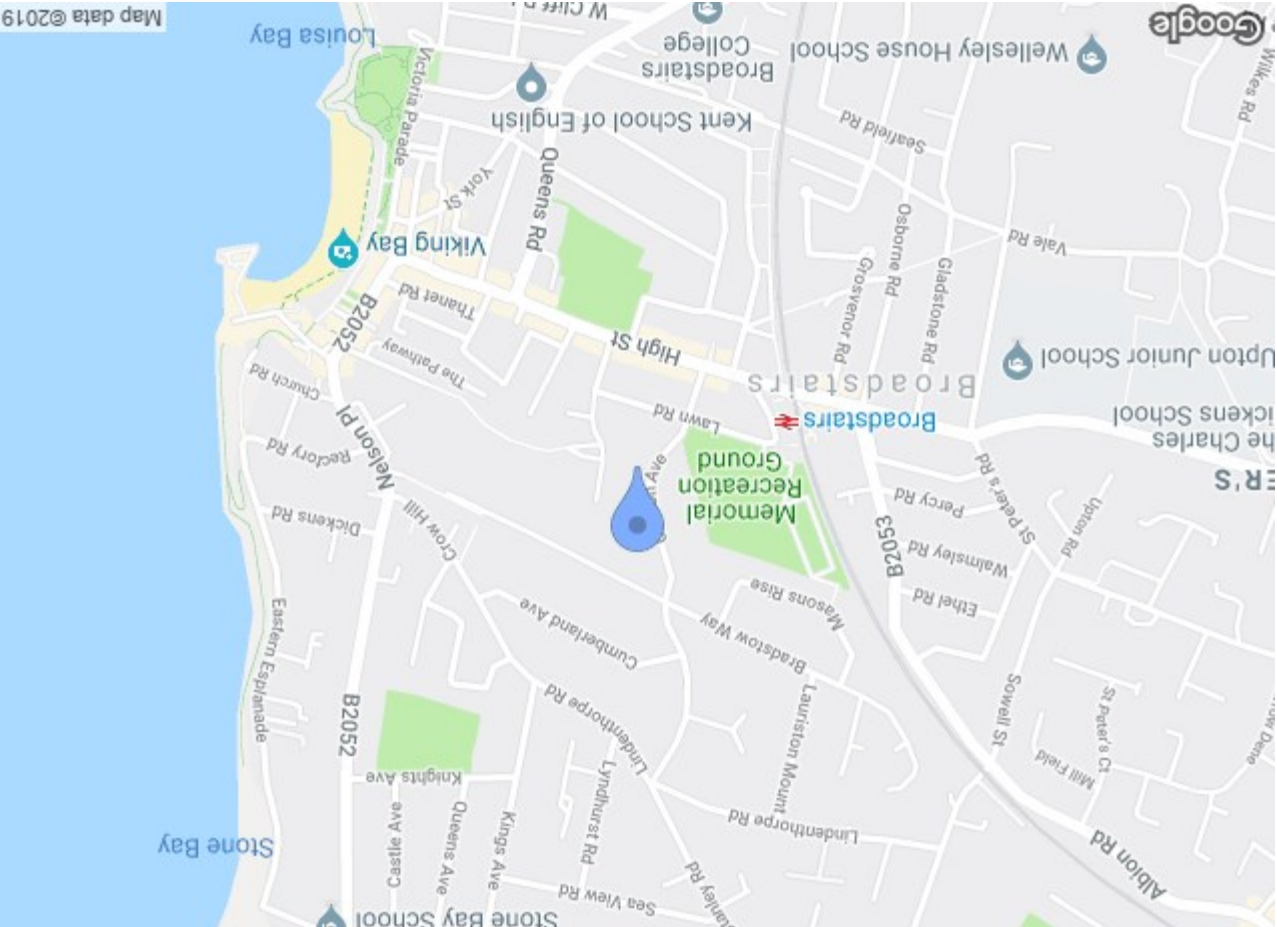
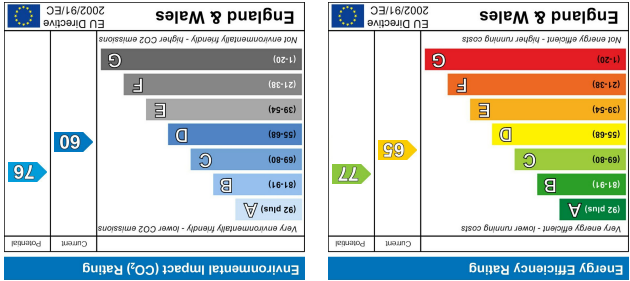
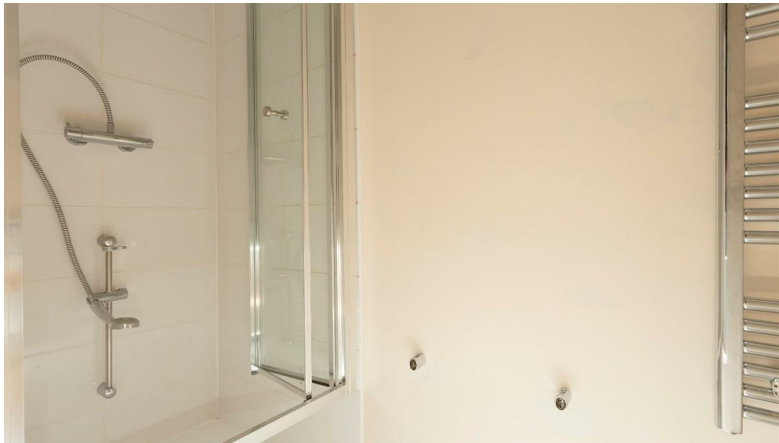


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



**25 CARLTON AVENUE**  
**BROADSTAIRS**



**25 CARLTON AVENUE**  
**BROADSTAIRS**

**£199,995**

- Larger than average
- Two bedroom ground floor flat
- Spacious rear garden
- Off street parking
- No forward chain
- Ideal rental investment

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

Miles and Barr are delighted to offer with no forward chain this ideal rental investment in the heart of Broadstairs!

The accommodation is spread over the ground floor and enables prospect buyers to put their own stamp on the property. Entrance to the flat is via a communal entrance which in turn opens out to a very spacious hallway with ample storage, there are 2 larger than average double bedrooms, a fitted kitchen with integrated oven, hob & extractor fan. The bathroom suite has been newly installed with a shower cubicle and a bright lounge with feature fireplace which has views over the lawned rear garden.

Externally there is shared access to the 150 foot rear garden with a shared basement for ample storage and off street parking to the front for 2 cars.

In our opinion the property is in need of minor refurbishment throughout which would create a beautifully modern flat in a highly desireable area, excellent first purchase or rental investment and would achieve approximately £900 - £950 pcm in good decorative order.

The vendor informs us that the lease is 77 years, the ground rent is £30 pa and the service charge £200 pa.

Call Miles & Barr today on 01843 888444 to arrange your viewings, we're open 7 days a week!

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 15'1 x 12'7 (4.60m x 3.84m)
- Kitchen 12'2 x 10'5 (3.71m x 3.18m)
- Bedroom One 15'1 x 12'4 (4.60m x 3.76m)
- Bedroom Two 15' x 11'2 (4.57m x 3.40m )
- Bathroom
- Front Garden
- Rear Garden approx 150' (approx 45.72m)

