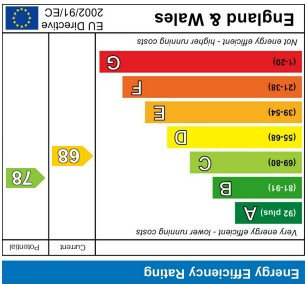
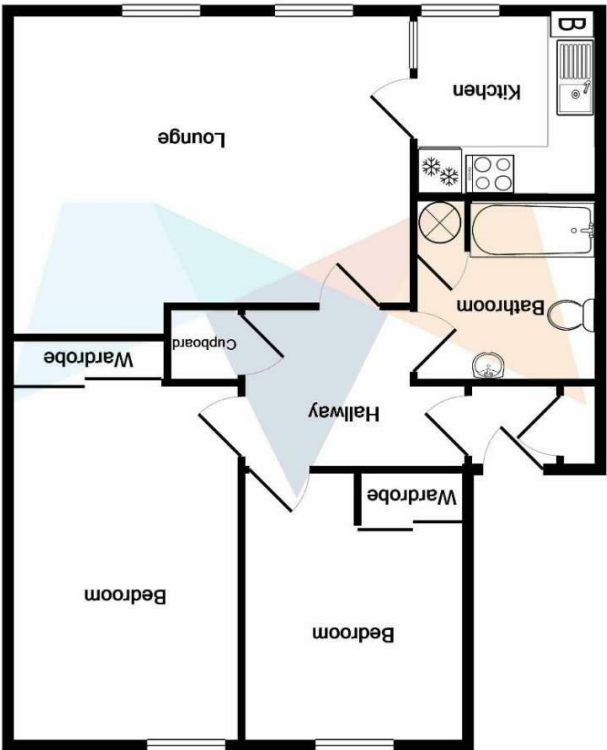


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



TOTAL APPROX. FLOOR AREA 65.8 SQ.M. (708 SQ.FT.)  
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15 SERENE COURT YORK STREET  
BROADSTAIRS



15 SERENE COURT YORK STREET  
BROADSTAIRS

£285,000



45 High Street, Broadstairs, Kent, CT10 1WP  
t. 01843 888 444 e. [broadstairs@milesandbarr.co.uk](mailto:broadstairs@milesandbarr.co.uk)

**miles & barr**  
YOUR PROPERTY AGENT



- Gated Entrance
- Two Bedrooms
- Minutes From The Beach
- Close To Transport Links
- Ideal Holiday Home

## 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

SEA VIEW APARTMENT BEING SOLD WITH NO FORWARD CHAIN!!

Miles and Barr are delighted to bring to market this two bedroom top floor apartment. Serene Court is conveniently situated on York Street, meaning that it's just minutes from local amenities, transport links and the popular Viking Bay beach. Internally the property comprises an entrance hall leading to a spacious lounge diner area with adjoining kitchen, bathroom and two well proportioned bedrooms. Further benefits to the property include a private gated entrance, allocated parking and sea views from the bedrooms.

In our opinion this property is perfect for a range of buyers including people who are looking for a holiday home buy the sea or or a residential purchase in a well cared for gated building. Please call Miles and Barr on 01843 888444 to arrange a viewing.

## DESCRIPTION

Entrance

Lounge 17'09 x 13'06 (5.41m x 4.11m)

Kitchen 7'09 x 7'10 (2.36m x 2.39m)

Bathroom 7'09 x 5'06 (2.36m x 1.68m)

Bedroom One 15'07 x 9'09 (4.75m x 2.97m)

Bedroom Two 11'04 x 9'09 (3.45m x 2.97m)

