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| Energy Efficiency Rating | |
|---|-----------|
| Current | Possible |
| Very energy efficient - lower running costs | |
| A | (92 plus) |
| B | (81-91) |
| C | (69-80) |
| D | (55-68) |
| E | (45-54) |
| F | (31-44) |
| G | (1-30) |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |



26 CHURCH COURT GROVE
BROADSTAIRS



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£130,000

- One Bedroom Ground Floor
- No Forward Chain!
- Warden Assisted
- Large Lounge
- Separate Kitchen

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 82 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

GROUND FLOOR - WARDEN ASSISTED APARTMENT IN A DELIGHTFUL SETTING!! With NO FORWARD CHAIN - we are pleased to be offering this one bedroom purpose built ground floor end terrace retirement apartment located in the sought after Church Court Grove area of St Peters. Within convenient reach of a range of local shops and amenities, this home is a must view to fully appreciate all on offer. Benefits include one bedroom, a lounge diner, fitted kitchen, bathroom (with disabled shower bath), emergency pull chords, site warden, communal lounge area, all surrounded by mature and well maintained communal gardens. Call now to arrange an immediate viewing!!

DESCRIPTION

- Entrance Hall
- Lounge 21'2 x 15'7 maximum measurements (6.45m x 4.75m maximum measurements)
- Kitchen 8'11 x 5'4 (2.72m x 1.63m)
- Bedroom 9'8 x 9'5 (2.95m x 2.87m)
- Bathroom 6'6 x 5'4 (1.98m x 1.63m)

