



BOTANY COURT 91 KINGSGATE AVENUE
BROADSTAIRS

£395,000

- 10 Brand New Seaside Apartments
- Ready for Occupation
- 2 Bed Apartments
- 3 Bed Penthouses
- Integrated Kitchen Appliances
- Under Floor Heating
- Parking
- Private Courtyard, Balconies & Terraces
- Lift Access
- Some with Sea Views

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

*** AVAILABLE NOW ***

Seaside Apartments & Penthouses
Ready for Occupation
Virtual View Now!

Botany Court at Kingsgate Avenue is a superb brand new development offering ten 2 & 3 bedroom apartments. Botany Court is located in Kingsgate within a stones throw of the blue flag beaches of Botany Bay and Kingsgate Bay and close to the sought after seaside town of Broadstairs.

These contemporary new homes sit within private gates and offer three types of apartments, all offering modern open plan living and include; integrated kitchen appliances, Lutron lighting systems, storage, underfloor heating, full floor coverings, individual parking, a ten year warranty and a share of the freehold! Each apartment is designed to provide their own exclusive balconies and terraces with some having spectacular sea views.

The kitchen appliances come with Nivea appliances; hob, oven, extractor, microwave/oven, fridge/freezer and a washer dryer. Each modern kitchen offers a variation style and colour with a mix of vibrant and modern, to more neutral and traditional. The bathrooms are large and fully tiled with a bath and shower. The bedrooms are of a very generous size with plenty of wardrobe space.

Should you prefer a peaceful private terrace and courtyard looking out onto attractive communal gardens or a balcony with panoramic views, the options are available.

If you're looking to downsize or looking for a holiday home, Botany Court is sure to tick all the boxes, there are some fabulous sea views with selected units, an early viewing is recommended.

Prices from £395,000.

A full price list is available upon request.

*Please note the images used are of various apartments within Botany Court.

For further information and to arrange a viewing, please contact Land & New Homes; landandnewhomes@milesandbarr.co.uk / 01304 273340.

DESCRIPTION



BOTANY COURT 91 KINGSGATE AVENUE, BROADSTAIRS



Innovation House, Ramsgate Road, Ramsgate, Kent,
CT13 9FF

t. 01304



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