

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Wardour Close, Broadstairs



- Central Broadstairs location
- Ideal holiday home, investment or first time purchase
- Quality modern decor throughout
- Modern fitted kitchen
- Double glazing and gas central heating
- Easy reach of beach, station and high street
- Allocated parking space
- Offered with no forward chain

£ 99,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

IDEAL FOR HOLIDAY HOME, BUY TO LET INVESTMENT OR FIRST TIME PURCHASE.

Xpert agents are offering a lovely first floor apartment situated in heart of the town centre and close to local sandy beaches, railway station and all that Broadstairs high street has to offer. Internally the property has modern decor throughout to a very good standard. Accommodation consists of sitting room with feature wood flooring, double glazed bay window with sea views, modern kitchen area which has a double glazed bay window with a window seat, fitted with contemporary high gloss units and integrated oven and hob, extractor and fridge. The bedroom has attractive lighting, feature wood flooring, access to the en suite shower room and a double glazed bay window with sea views. The power sockets and light switches are contemporary brushed steel effect. Other benefits include gas central heating and double glazing. To the front of the building a parking space. The property is available as a chain free purchase. Early viewing is highly recommended.

Lounge: 18' 6" Maximum to include the kitchen x 11' 7" maximum (5.64m x 3.53m) Front aspect with a large double glazed bay window with partial sea views. Feature wood flooring, fitted cupboard houses the combination boiler supplying domestic hot water and heating, television point and radiators. Open aspect to the kitchen area.

Kitchen: Front aspect with a double glazed bay window to the front with partial sea views and a fitted window seat underneath with storage. The kitchen comprises a matching range of cream high gloss wall and base units with an integrated fridge, electric oven and four burner gas hob with an extractor hood over. There is under unit down lighting, feature wood flooring and a door leading to the bedroom.

Bedroom: 11' into bay x 13' 1" (3.35m x 3.99m) Front aspect with a double glazed bay window to the front with partial sea views, built in storage cupboard with space and plumbing for washing machine, radiators, wall lights, feature wood flooring and a door to the en-suite shower room.

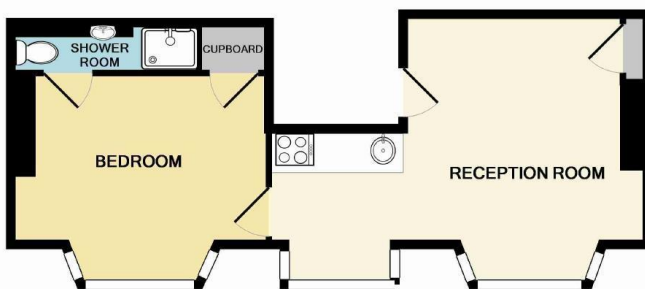
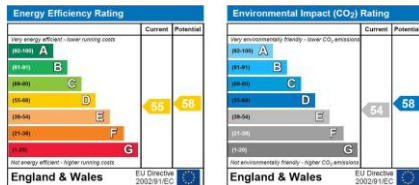
Ensuite Shower Room: Tiled shower cubicle with bi-folding glass door, low level w.c. and a pedestal wash hand basin.

Exterior

Parking: There is an allocated off street parking space.



Energy Performance Certificate



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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