

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



Granville Road, Broadstairs
£ 159,995



- Seaside Location
- Two Bedroom Apartment
- En-Suite to Master Bedroom
- Lounge/Diner
- Gas Fired Central Heating
- Off street Parking
- Communal Rear Garden
- Ideal Holiday Home

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

APARTMENT BY THE SEA! Xpertagents are proud to be offering for sale this very well presented two bedroom first floor apartment, situated very close to the sandy Viking Bay, local amenities and Broadstairs lovely and welcoming bars and restaurants. In brief the property comprises two bedrooms, with the master having an en-suite shower room, separate bathroom, lounge/dining area, fitted kitchen and a utility area. Externally you will enjoy off street parking to the front for one vehicle and a communal rear garden shared between three dwellings. In our opinion, this property would be an ideal holiday home or a buy to let investment. Call Xpertagents today to arrange your viewing.

Communal Entrance

Via hardwood door with secure entry system, stairs to first floor.

Flat Entrance

Via hardwood door to:-

Hallway

Coved ceiling, telephone entry system, fitted carpet, doors to:-

Bedroom One 3.58m (11'9") x 3.45m (11'4") x 2.03m (6'8")

Triple aspect stained glass sash cord windows to front, radiator, coved ceiling, fitted carpet.

En-Suite

Shower cubicle with wall mounted shower, low level flush WC, pedestal wash hand basin, radiator, vinyl flooring, extractor fan, coved ceiling.

Bathroom

Panelled bath, pedestal wash hand basin, low level flush WC, radiator, coved ceiling, dual aspect obscure sash cord windows to rear, splash back tiling, vinyl flooring.

Utility Room

Space and plumbing for washing machine, wall mounted condensing boiler, vinyl flooring, glazed windows to rear.

Bedroom Two 3.53m (11'7") x 2.16m (7'1")

Sash cord window to rear, coved ceiling, radiator, fitted carpet.

Lounge/Diner 5.36m (17'7") x 4.19m (13'9") x 2.62m (8'7")

Triple aspect glazed bay window to front, further stained glass sash cord window to front, radiators, telephone point, satellite point, coved ceiling, window seats with storage under, fitted carpet, limited sea views

Kitchen 3.58m (11'9") x 2.46m (8'1") x (6'6")

Range of wall and base units with complimentary roll edged work surfaces over, single bowl stainless steel sink unit and drainer, cooker point with extractor fan over, radiator, glazed windows to rear, airing cupboard housing hot water tank with shelving over, vinyl flooring.

Rear Garden

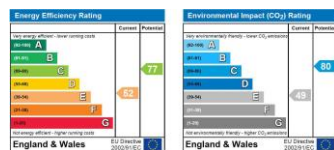
Communal courtyard garden.

Parking

Off street parking to the front for one vehicle.



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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