

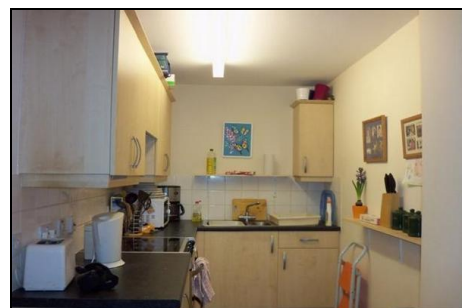
01843 80 80 88

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

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



Emmanuel Court, Church Street, Broadstairs



- Purpose built ground floor apartment
- Two bedrooms
- Open plan lounge / diner
- Modern fitted kitchen & Bathroom
- Double glazing and gas central heating
- Allocated parking
- Close to local shops and amenities
- Offered with NO FORWARD CHAIN

£ 117,995

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.

Xpert Agents are offering this two bedroom ground floor flat located in the ever popular St peters village, Broadstairs. Situated in Emmanuel court this purpose built property is ideally located for local shops and bus routes and is within easy access to Broadstairs high street, Westwood Cross, train station and sandy beaches.

The property is well laid out and offers good sized accommodation with a ramp leading up to the front door, hallway with corridor leading to bedrooms and open plan kitchen leading into the lounge area. The property has a fitted kitchen with integrated appliances and a modern fitted bathroom. Other benefits include double glazing and central heating throughout and an allocated parking space close to the property.

Entrance:

Ramp wheelchair access - door to:

Hall:

Radiator and doors to:

Lounge Open Plan Kitchen:

Lounge Area: 5.64m x 3.35m(18'6 x 11')

Three double glazed windows to side, wall lights, radiator - open to:

Kitchen Area: 2.77m x 1.78m (9'1 x 5'10)

Fitted with a range of matching wall and base units, one and a quarter stainless steel sink unit inset to roll edge work surfaces, electric cooker point, extractor over, integrated fridge, washer/dryer, tiling to splashback.

Bedroom 1:

3.66m x 2.95m (12' 0" x 9' 8") Double glazed window to side, radiator.

Bedroom 2:

2.95m x 2.44m (9'8 x 8' 11) Double glazed window to side, radiator, cupboard housing wall mounted boiler.

Bathroom:

White suite comprising panelled bath with shower and screen, pedestal wash hand basin, low level wc, radiator, part tiled walls.

Parking:

Allocated parking space



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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