

**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



## **5 Viking Court, Dumpton Park Drive, Broadstairs** **£ 99,995**



- **Refurbished property close to town and beaches**
- **Brand new fitted kitchen and bathroom**
- **Allocated parking**
- **Ideal holiday home, buy to let or first time purchase**
- **No forward chain**
- **Secure entry phone system**

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REFURBISHED THROUGHOUT AND CLOSE TO BEACHES, TOWN CENTRE AND CLIFF TOP WALKS.

Offered with no forward chain is this beautifully presented Studio apartment situated in a highly sought after area of Broadstairs. Viking Court backs onto the beach at Louisa Bay and is ideally located if you want a secure property in a central location. The main entrance is off Dumpton Park Drive and leads into the lovely communal gardens surrounding this well maintained property.

The apartment would suit a variety of buyers including those looking for a holiday home, buy to let investment or first time purchase. Having been completely refurbished throughout including a brand new kitchen and bathroom the property is ready to move straight into. Early viewing is highly recommended.

Communal entrance door with security entry phone system, communal hall leading to;

#### Entrance Hall

2.03m (6'8") x 1.60m (5'3") Entry phone. Large storage cupboard and wardrobe housing meters and a hot water cylinder, doors leading to principle rooms.

#### Studio room / Living area / Bedroom

5.64m (18'6") x 3.25m (10'8") The living area has been redecorated throughout, is front aspect with a large double glazed window. There are two high quality wall mounted heaters. Telephone and TV points.

#### Kitchen

2.44m (8'0") x 1.68m (5'6") The kitchen has been fitted with a quality new units incorporating a range of wall and base units. Stainless steel sink unit with mixer tap, integrated hob, oven and stainless steel extractor hood over. There is also a new free standing fridge freezer and washing machine.

#### Bathroom

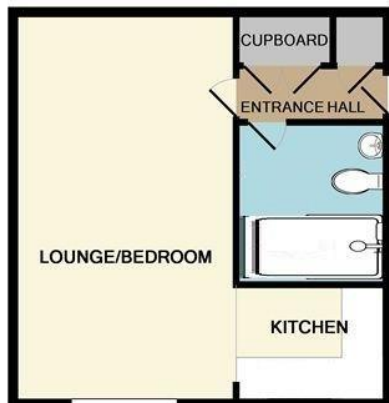
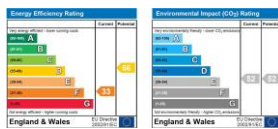
2.03m (6'8") x 1.68m (5'6") A newly fitted bathroom. A white suite comprising; panelled bath with wall mounted shower over and screen, tiling around bath. Low level W/C and wash hand basin

#### Garden

The garden is communal. There is some residence parking. The rear entrance to the property overlooks Louisa Bay.



#### Energy Performance Certificate



TOTAL APPROX. FLOOR AREA 334 SQ.FT. (31.1 SQ.M.)



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