



Oakwood homes<sup>®</sup>  
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## Property brochure



EMMANUEL COURT CHURCH STREET  
ST PETERS  
BROADSTAIRS  
KENT  
CT10 2RE

Price: £180,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Parking Space

EPC C

Tenure LEASEHOLD  
Council Tax B



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### The Property

Situated in the very heart of historic St Peters, this ground floor 2 bedroom apartment is sure to be of interest as a first time buy or investment. Priced to sell, the property comes with gas central heating, an allocated parking spot and most importantly is offered for sale with NO ONWARD CHAIN!

### Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

### Accommodation

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Lounge:	14'04" (4.37m) x 11'00" (3.35m)
Kitchen:	9'01" (2.77m) x 5'08" (1.73m)
Bedroom:	14'06" (4.42m) x 9'10" (3.00m)
Bedroom:	9'08" (2.95m) x 8'05" (2.57m)
Bathroom:	6'08" (2.03m) x 6'02" (1.88m)

#### Exterior

Allocated parking for 1 car.

#### Material information

#### Leasehold information

Lease commencement 01/01/2005

125 year term

£200 p/a Ground rent no increases

£890 p/a Service charge

Council Tax Band B



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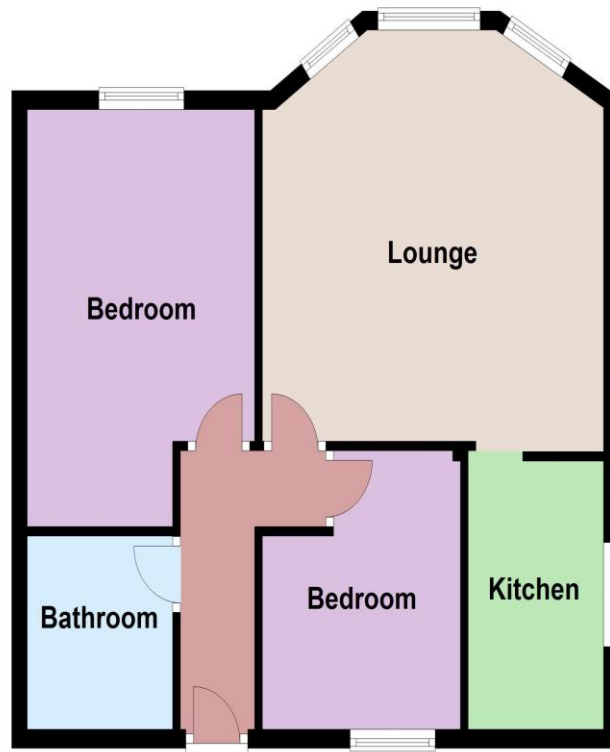


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### Ground Floor



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### Key Features

- Ground floor flat
- 2 bedrooms
- Central heating
- Heart of St Peters location
- Off street parking

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0022739/20240318/SEDP



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