



20 Princess Anne Road, Broadstairs, CT10 3HL

£210,000

- Two double bedrooms
- Modern fitted kitchen with integrated appliances
- Large garden
- Potential for off street parking subject to planning consent
- Ideal FTB or Investment property

A spacious and smartly presented purpose built first floor flat situated on Princess Anne Road in St Peters only 1.6 miles from the picturesque Joss Bay, 1.5 miles from Broadstairs' high-speed links to London St Pancras and 0.5 miles from infant and primary schools. The comfortably proportioned accommodation is arranged to provide a bright and airy entrance hall, a 13ft x 12ft lounge, a modern fitted kitchen with integrated appliances, two double bedrooms and a bathroom with a separate W.C. The property benefits from a large rear 80ft rear garden, four built in sheds and potential for off street parking to the front of the property subject to planning consent. This property would make a super first home or investment property. Keys held for immediate viewings.



Property Description

HALL

Double glazed door, loft access, cupboard housing the consumer unit and electric meter, cupboard providing additional storage, built in wardrobe with hanging and shelving, radiator, spotlights, carpet flooring.

LOUNGE

13' 0" x 12' 6" (3.96m x 3.81m) Double glazed window, radiator, feature fireplace with an open fire, tiled hearth and surround, carpet flooring.

KITCHEN

10' 7" x 12' 0" (3.23m x 3.66m) Matching gloss wall and base units with complementary granite effect work surfaces over an upstand, inset one and a half bowl stainless steel sink and drainer unit, electric hob, built in microwave and oven, integral AG appliances to include: fridge freezer, dishwasher, washing machine, space for a tumble dryer, double glazed window to rear, built in cupboard with additional storage, radiator, wood effect vinyl flooring, spot lights.

BATHROOM

Double glazed window, white suite comprising a panelled bath with mixer tap and shower attachment, pedestal hand basin with mixer tap, radiator, part tiled walls, tiled flooring.

W.C.

Double glazed window, low level W.C., part tiled walls, tiled flooring, radiator.

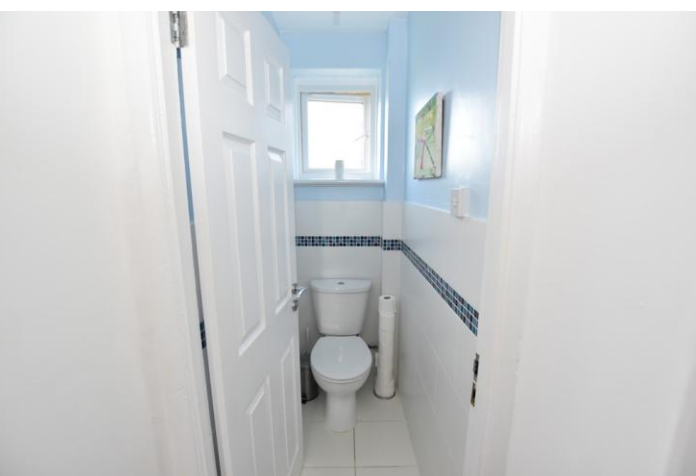
BEDROOM ONE

15' 9" x 9' 11" (4.8m x 3.02m) Double glazed windows, radiator, picture rail, carpet flooring.

BEDROOM TWO

12' 10" x 8' 10" (3.91m x 2.69m) Double glazed window, radiator, carpet flooring.





FRONT GARDEN

Gravelled and concrete front garden, potential for off street parking subject to planning consent, iron gate, brick boundary walls.

SIDE/REAR GARDEN

Steps leading up the entrance door, enclosed balcony with artificial lawn, Concrete hardstanding, four built in sheds, generous laid to lawn garden with side borders and with so much potential!

LEASE DETAILS

We understand there are 118 years remaining on the lease.

Service Charge £984 PA

Ground Rent £30 PA

Leasehold

The ground floor leasehold has access twice a year to the rear/side garden to read the gas meter.

MEASUREMENTS

All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		

rightmove 

Zoopla

UK
ALA
DPS

The Property
Ombudsman

152 Northdown Road, Cliftonville,
Margate, Kent, CT9 2QN

www.thomasjackson.biz
01843 221000
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas
jackson
ESTATE AGENTS

