

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions	(A)
Energy efficient - lower running costs	(B)
Decent	(C)
Not energy efficient - higher running costs	(D)
Very poor energy efficiency - very high running costs	(E)
Very poor energy efficiency - very high running costs	(F)
Very poor energy efficiency - very high running costs	(G)
Current	77
Target	79

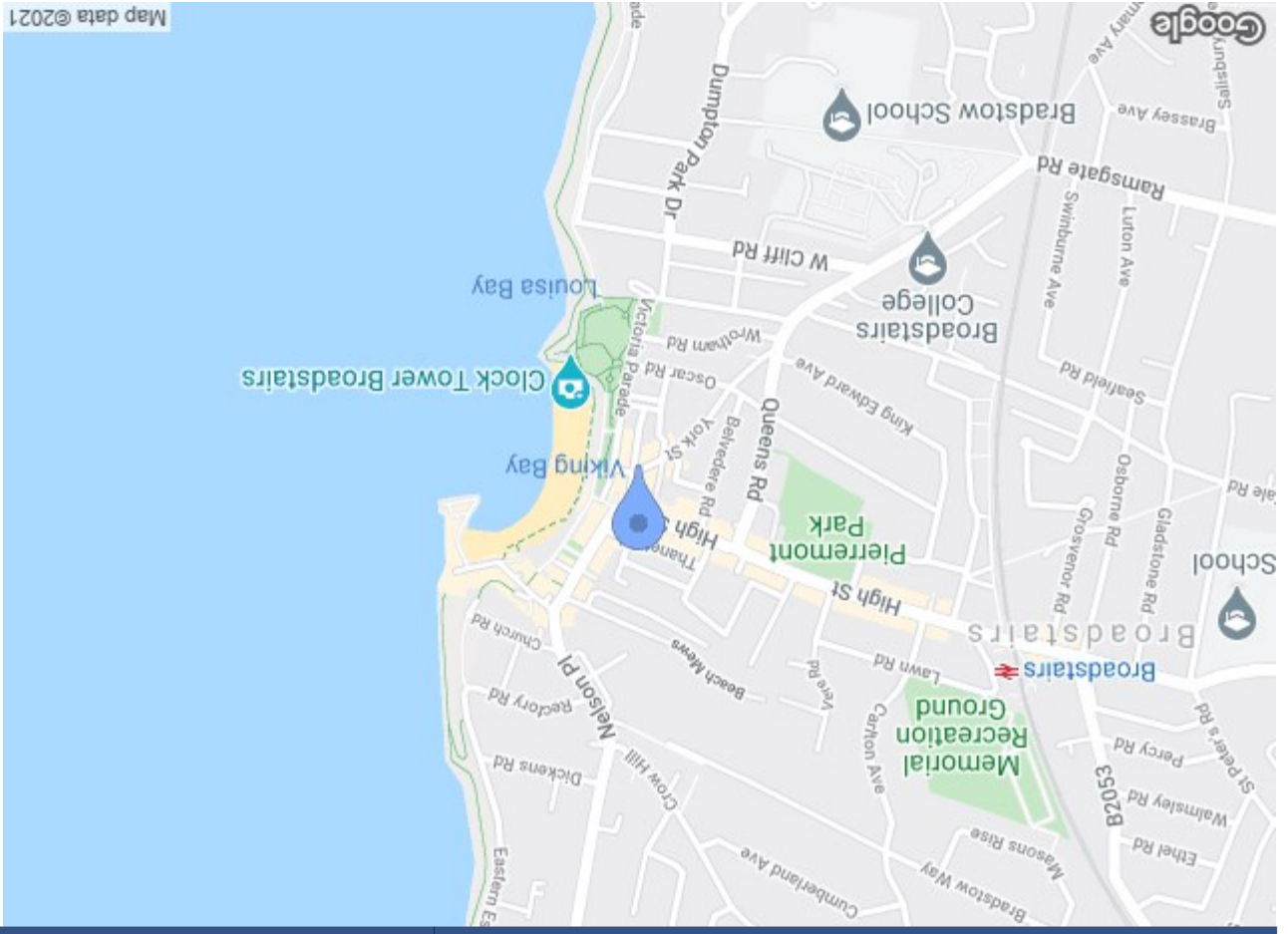
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A)
Energy efficient - lower running costs	(B)
Decent	(C)
Not energy efficient - higher running costs	(D)
Very poor energy efficiency - very high running costs	(E)
Very poor energy efficiency - very high running costs	(F)
Very poor energy efficiency - very high running costs	(G)
Current	76
Target	77

miles & barr
YOUR PROPERTY AGENT

45 High Street, Broadstairs, Kent, CT10 1WP
t: 01843 888 444 e: broadstairs@milesandbarr.co.uk

The Property Ombudsman

PROTECTED
propertymark
PROTECTED
propertymark
PROTECTED
relocation network



1 SERENE COURT YORK STREET BROADSTAIRS



1 SERENE COURT YORK STREET BROADSTAIRS **£315,000**

- Two Bedroom Apartment
- No Chain
- Secure/Allocated Parking
- Long Lease & Share Of Freehold
- Central Location
- Perfect Investment/Holiday Home
- First Floor
- Immaculately Presented & Spacious Living
- Rarely Available
- Secure Gated Entrance

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

ABOUT

IMMACULATELY PRESENTED TWO BEDROOM APARTMENT CENTRALLY LOCATED WITH NO FORWARD CHAIN!

Miles and Barr are delighted to bring to market this two bedroom first floor apartment. Serene Court is conveniently situated on York Street, meaning that it's just a stones throw from local amenities, transport links and the ever popular Viking Bay beach. Internally the property comprises an entrance hall leading to a spacious lounge diner area with adjoining kitchen with lovely views of the town, bathroom and two double bedrooms. Further benefits to the property include attractive and immaculately cared for communal lobbies and external areas as well as a private gated entrance, secured allocated parking and resident-led management company.

This wonderful property is perfect for a range of buyers including people who are looking for a holiday home by the sea or a residential purchase in a well cared for gated building.

Please call Miles and Barr on 01843 888444 to arrange a viewing.

DESCRIPTION

Entrance Hallway

Lounge/Dining Room 17'5 x 13'4 (5.31m x 4.06m)

Kitchen 7'9 x 7' (2.36m x 2.13m)

Bedroom One 15' x 9'10 (4.57m x 3.00m)

Bedroom Two 11'5 x 9'7 (3.48m x 2.92m)

Bathroom

Allocated Parking

