



1 Osprey Rise, 130 Gladstone Road, Broadstairs

£595,000



1 Osprey Rise

Broadstairs

Osprey Rise is an exclusive private development tucked away just off Gladstone Road in the sought after seaside town of Broadstairs.

These charming detached new homes offer a variation of three completely different versatile layouts all include integrated kitchen appliances, off street parking for two cars and an ICW 10 Year Warranty.

The front and rear gardens surround pretty mature trees and shrubbery, the rear gardens are predominately south facing with paved patios and turfed gardens, the driveways are block paved.

The luxury homes have been built by a reputable developer to a high quality and include air sourced heat pumps, underfloor heating to the ground and first floors, the stairs, landings and bedrooms are carpeted.

We Miles & Barr Land & New Homes have collaborated with the seller on previous projects; Oyster Properties Limited are a pleasure to work with and Foreland Partnership build a great home.

- Substantial Luxury Homes
- Three Detached New Builds
- Integrated Kitchen Appliances
- Off Street Parking
- South Facing Gardens
- High Quality Specification
- Sought After Location
- 10 Year Warranty
- Ready for Occupation

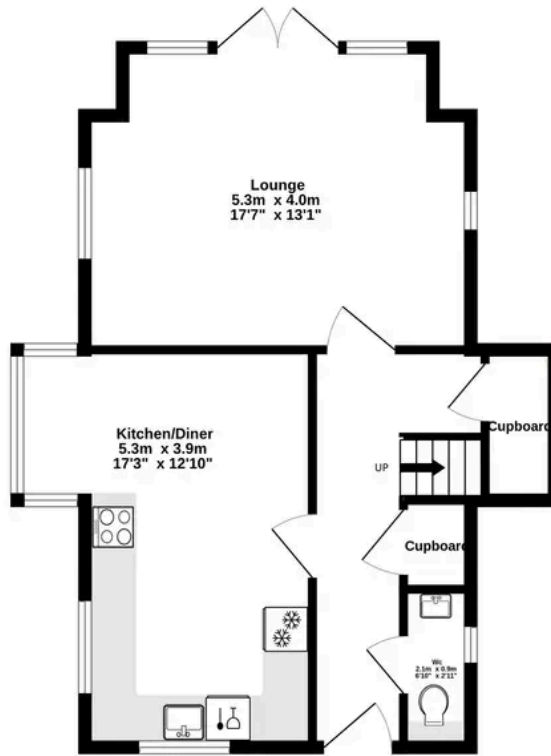




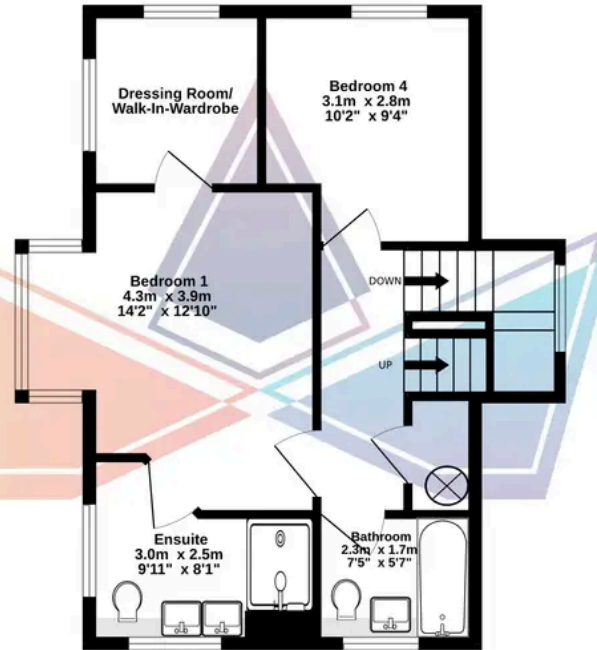
TOTAL FLOOR AREA : 134.0 sq.m. (1443 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

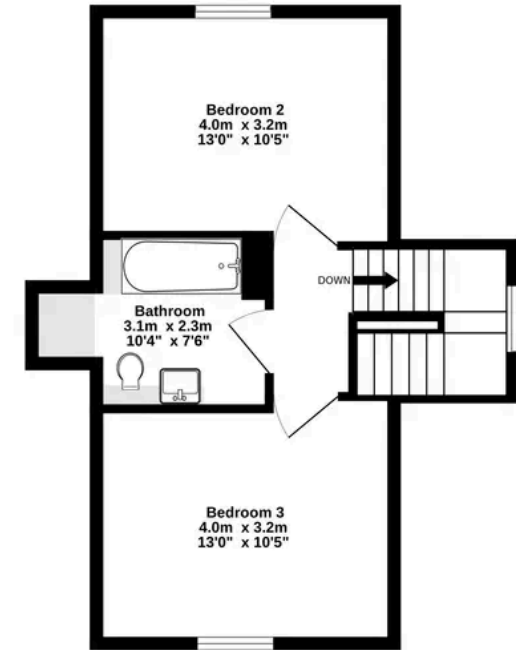
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GROUND FLOOR
50.6 sq.m. (544 sq.ft.) approx.



1ST FLOOR
46.6 sq.m. (502 sq.ft.) approx.



2ND FLOOR
36.8 sq.m. (396 sq.ft.) approx.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure