







## APARTMENT 7 THE FAIRWAYS, CONVENT ROAD, BROADSTAIRS, KENT, CT10 3EF

£450,000

- Prime Location: Just a 4-minute drive from scenic Joss Bay, this apartment offers a coastal lifestyle for leisurely strolls and beachside relaxation
  - Golfers Dream: Situated directly next to the North Foreland Golf Course
- Year-Round Comfort: Underfloor heating ensures cosy living, while the well-designed layout bathes the interior in natural light
- Private Outdoor Space: Your own private garden accessed from the dining area
- Parking and Security: Allocated parking space plus ample visitor parking with EV charging, all within a gated entrance boasting video entry system
- Community Retreat: In addition to your own garden you can enjoy the tranquil residents' garden for relaxation and socialising
  - Value and Peace: No ground rent offers peace of mind and exceptional value
- Quality Assurance: Backed by a 10-year ICW structural warranty, the property reflects contemporary construction and design
- Ownership Advantage: With a 999-year lease and 1/18th freehold share, you gain both ownership security and a voice in communal decisions
  - Built and ready to occupy immediately















## ABOUT THIS HOME

BUILT AND READY TO OCCUPY  
IMMEDIATELY

If you dream of owning an apartment near the beautiful Kent coast then this 2 bedroom ground floor garden apartment, located next to the North Foreland Golf Course could be the home for you. The underfloor heated interior provides modern comfort, and a plentiful windows create a light filled space. The property also benefits from the peace of mind of the existing 10-year ICW structural warranty. The ownership package encompasses the remainder of a 999-year lease with a 1/18th freehold share, while the service charge comes without ground rent. A parking space secured behind electric gates along with numerous visitors spaces, EV charging and a video entry system enhance convenience. You can enjoy your free time in your own private garden, accessed from the dining area or the communal gardens, walk to the adjoining golf course which has a social membership for non-playing members or drive to the famous Joss Bay sandy beach in just 4 minutes.









## USEFUL INFORMATION

10-year ICW structural warranty

Remainder of a 999-year lease

1/18th freehold share

Council Tax Band E

Thanet District Council









THE FAIRWAYS



# APARTMENT 7



## ABOUT THE AREA

The property is situated next to the North Foreland Golf Club just 4 minutes (1 mile) drive to Joss Bay and around 6 minutes (1.7 miles) drive to the centre of Broadstairs. The spectacular coastline boasts seven sandy beaches, clifftop walks and quaint fisherman's cottages.

The town of Broadstairs boasts many independent shops, smart restaurants and quaint cafes. At weekends you could spend your time walking or cycling the 32-mile Viking Coast Trail or perhaps taking the family for a surfing or sailing lesson. Golfers can play at the North Foreland Golf Club just walking distance away, or the renowned championship Royal St Georges in nearby Sandwich around half an hour away (11.3 miles).

London commuters can be whisked back into the capital on high-speed trains from 1 hour 22 minutes via Broadstairs station which is a 7-minute drive (1.8 miles) from the property.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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