



Louisa Bay, Queens Gardens, Broadstairs, CT10

Offers Over £250,000



LOUISA BAY APARTMENTS ~1 BED LOWER GROUND FLOOR APARTMENT IN A SOUGHT AFTER LOCATION

DON'T MISS THIS OPPORTUNITY TO OWN WITHOUT A DOUBT ONE OF THE LARGEST 1 BED APARTMENTS IN BROADSTAIRS WITH FULL FREEHOLD!

TMS ESTATE AGENTS are delighted to offer this tastefully presented, one bedroom apartment mixing historic charm & spacious contemporary living in the very sought after Louisa Bay Apartments, Grand Mansions.

Located a mere stones throw from the sandy shore of Louisa Bay itself and just a short stroll into Broadstairs town, this exceptionally spacious apartment is perfect for a 2nd home by the sea, your permanent home or even a rental investment. Due to the size and location this could happily command £1100pcm

Currently presented as a one bedroom the space is enough that a separate bedroom could be created ! The 21' entrance hall opens to French doors to the courtyard area which wraps itself around the apartment, it also opens to the kitchen / dining space which has been designed with entertainment in mind and includes integrated appliances & a water softener. The well proportioned lounge enjoys an ambient feel with feature fire, ample space for separate dining and a hidden work space! Off the lounge you will find the double bedroom with fitted sliding wardrobes and en-suite bathroom with twin stone basins and a freestanding bath. There is a separate W.C & large external storage cupboard.

Grand Mansions, dating back to pre-1900, boasts heaps of character and history which is hard to find in modern buildings. You can enjoy leisurely strolls along the promenade all the way to Ramsgate's Royal harbour or explore the quaint shops, cafes and restaurants in town, or simply bask in the tranquillity of this picturesque coastal town.

If you need to commute you will find Broadstairs Mainline Station just 500m away offering fast links direct to London.

Call TMS Estate Agents today to book your viewing, available 7 days a week





COMMUNAL ENTRANCE HALL

Accessed via the Louisa Bay entrance on the slope to Louisa Bay or the front of the Grand Mansions building with a lift to the lower ground Floor

APARTMENT

ENTRANCE HALL

21'3" x 7'8" (6.48 x 2.36)

Spacious hallway with tiled floor offering access to kitchen / diner, lounge, cloakroom and courtyard area, vertical radiator.

CLOAKROOM

Double glazed window, fully tiled with low flush W.C and wash hand basin, radiator.



KITCHEN / DINER

18'9" x 16'10" (5.72 x 5.15)

Twin double glazed windows, well designed contemporary room with integrated double oven and microwave, fridge freezer, washing machine and dishwasher, large central island with gas hob and storage and ample space for a dining table, tiled floor and twin old school style radiators.

LOUNGE

19'10" x 19'3" (6.06 x 5.87)

Twin double glazed windows, wood flooring, feature fireplace, convenient work space hidden behind double doors, ambient lighting and twin radiators.

BEDROOM

13'11" x 11'10" (4.25 x 3.61)

Double glazed window, fitted mirror wardrobes, wood flooring, radiator

ENSUITE BATHROOM

Fully tiled split level bathroom with twin stone basins, free standing bath, W.C and ample storage.

EXTERNAL

COURTYARD

Direct and private access to a communal courtyard area.

LARGE STORAGE CUPBOARD

Situated outside in the communal hall opposite the flat door, this is ideal for storing paddle boards, beach equipment etc.

AGENT NOTE

This is a Freehold Flat - Service charge of £2400pa includes building insurance, caretaker on site and meticulous upkeep. There are no ground rent charges.

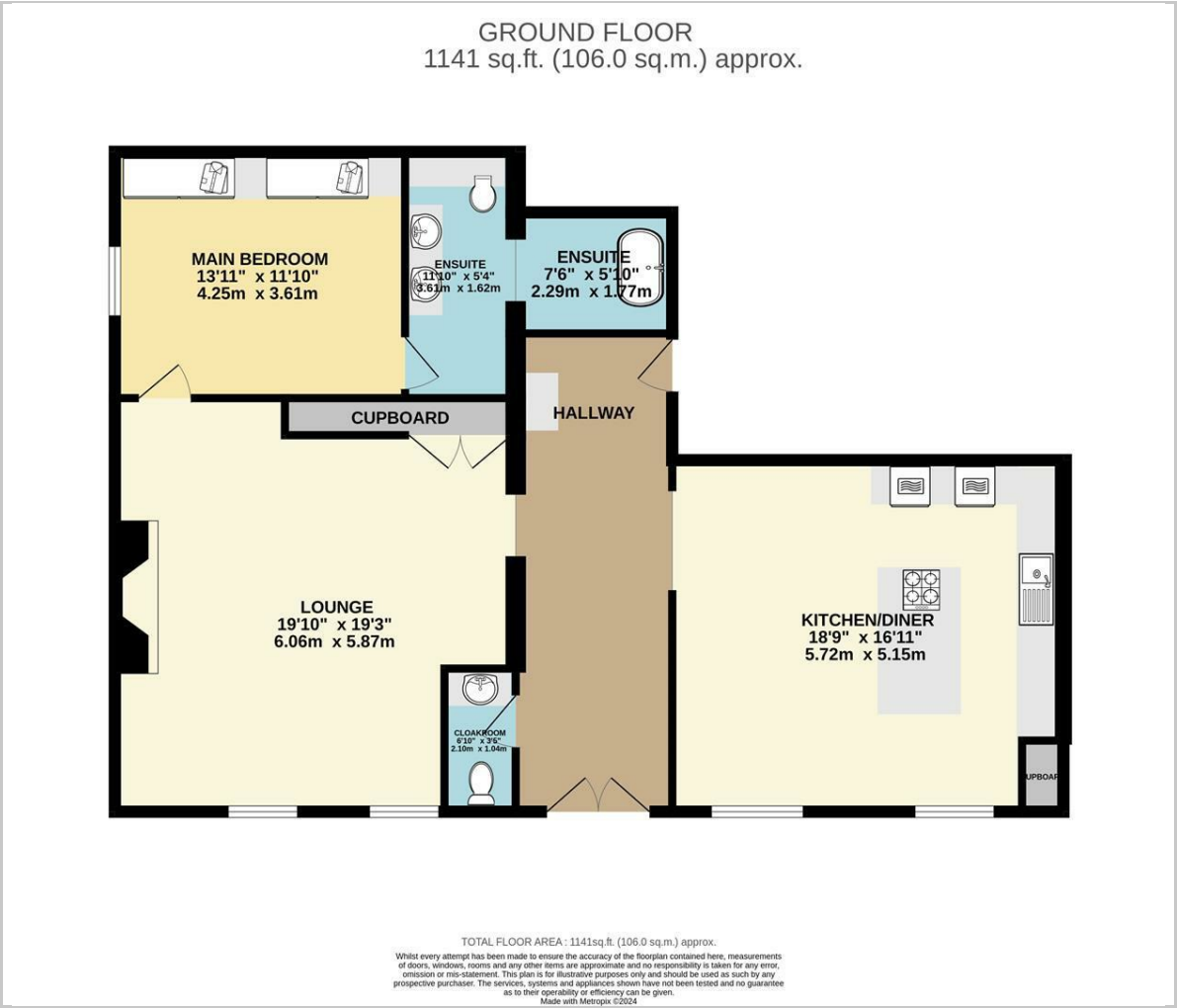
7'6" x 6'10" (2.3 x 2.1)

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



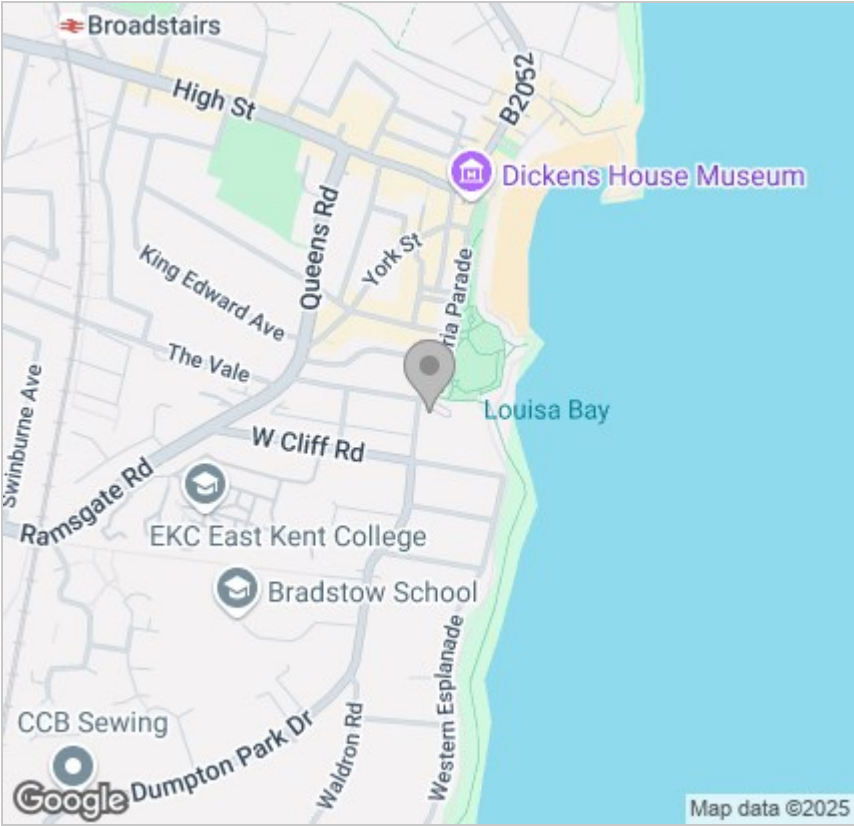
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

