



TMS

ESTATE AGENTS



1 Callis Court Road, Broadstairs, CT10 3AE

Offers In The Region Of £245,000



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, Broadstairs, CT10 3AE

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- 2 BEDROOM DUPLEX APARTMENT
- CHAIN FREE
- CENTRAL BROADSTAIRS
- EASY ACCESS TO TOWN CENTRE AND BEACHES
- SHARE OF FREEHOLD & 9
- ALLOCATED PARKING FOR 1 CAR
- CLOSE TO MAINLINE STATION

CHAIN FREE ~ 2 BEDROOM DUPLEX APARTMENT ~ CLOSE TO MAINLINE STATION & TOWN CENTRE ~ SHARE OF FREEHOLD

Arranged over two floors the apartment is situated in a beautiful period building with allocated parking to the front for 1 car. Once inside you will find high ceilings and Amtico flooring, a private courtyard garden and 2 bathrooms. The ground floor enjoys a spacious lounge with a box bay window, a fitted kitchen with integrated fridge freezer, washing machine and dishwasher, electric oven and gas hob, there is a double bedroom leading directly to the courtyard garden and a Jack and Jill shower room accessed from the bedroom and an inner hallway. To the first floor is a further double bedroom and En Suite Bathroom.

Callis Court Road is a sought after road in Broadstairs, within the catchment area of several highly regarded infant, primary and grammar schools, close to Broadstairs Mainline Station offering fast links to London, and the vibrant town centre with many local businesses, including cafes, restaurants, bars and shops, don't forget the stunning Blue Flag sandy beaches of Viking, Louisa and Stone bays.

TMS ESTATE AGENTS have successfully managed this impressive Duplex apartment for the last 8 years, this is a fantastic rental investment and has recently been achieving £1100pcm.

Perfect as a 2nd home to lock up and leave, a first purchase or a rental investment.

Share of Freehold and chain free, make sure this lovely apartment is top of your viewing list.

Call TMS ESTATE AGENTS today to book your accompanied viewing.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

Stairs to first floor, tiled floor, entry phone system, alarm.

LOUNGE

18'0" x 12'4" (5.51m x 3.76m)

Box Bay window to front, carpet, radiator, door to inner lobby with access to Jack and Jill bathroom.

KITCHEN

9'3" x 4'11" (2.82m x 1.52m)

Double glazed window to front, range of wall and base units with integrated fridge freezer, washing machine and dish washer, electric oven and gas hob.

INNER HALLWAY

Accessed from lounge and giving access to shower room, ideal for storage.

JACK & JILL SHOWER ROOM

Shower cubicle with electric shower, pedestal wash hand basin, low flush wc, Amtico wood flooring, radiator.

BEDROOM

14'4" x 11'5" (4.37m x 3.48m)

Double glazed French doors to courtyard garden, fitted wardrobe storage, carpet, radiator, access to Jack and Jill shower room (ensuite)

FIRST FLOOR

BEDROOM

16'4" x 10'0" (5.00m x 3.05m)

Double glazed window to rear, fitted carpet, radiator. Fitted wardrobe storage, double bed and mattress, chest of drawers, bedside cabinet.

EN SUITE BATHROOM

Panelled bath, pedestal wash hand basin, low flush wc, Amtico flooring, radiator.

EXTERNAL

GARDEN

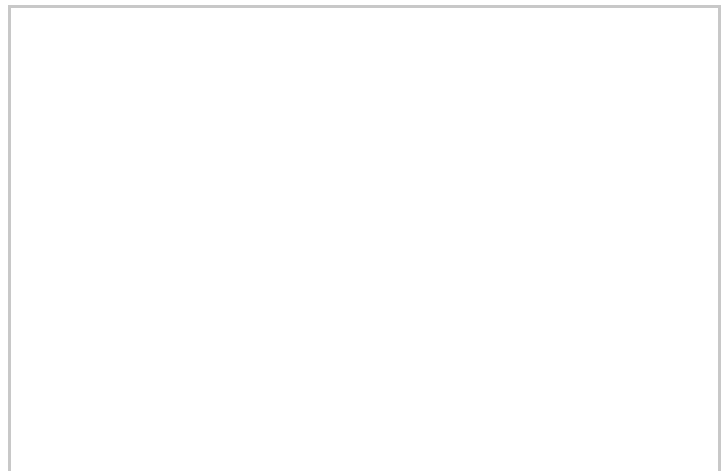
Courtyard garden to the rear.

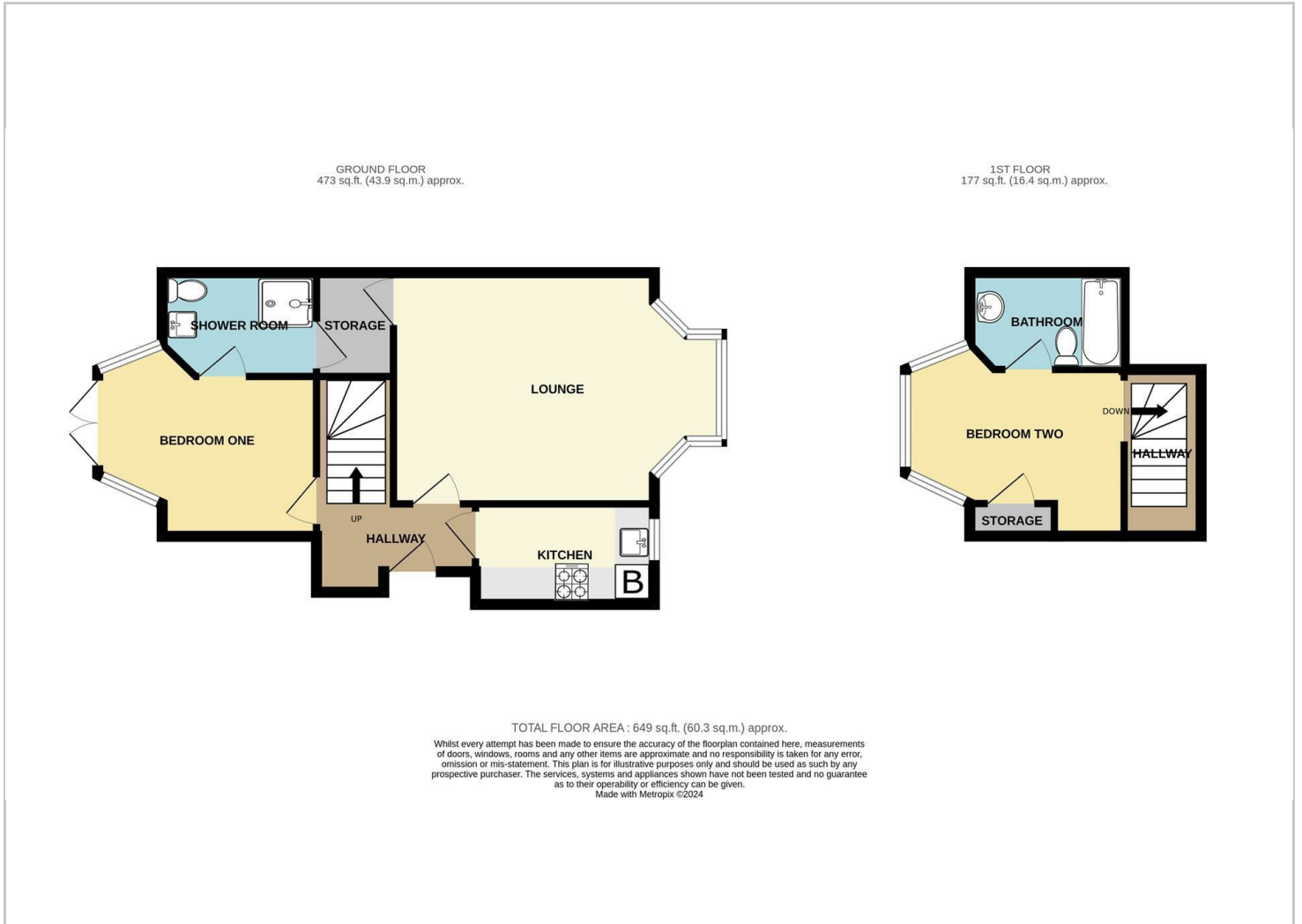
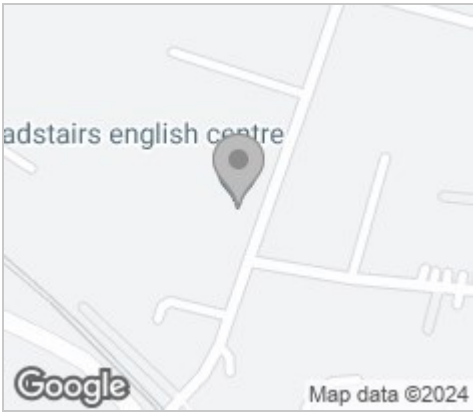
PARKING

1 allocated parking space to the front of the building.

AGENTS NOTE

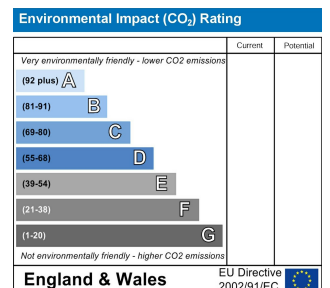
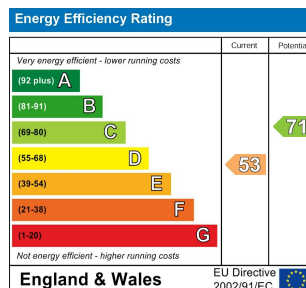
Please note this is a share of freehold, there is £1000pa service charge, The lease was renewed around 5 years ago to 999 years





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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