



TMS

ESTATE AGENTS



Crofts Place, Broadstairs, CT10 1JW

£270,000



- 2 BEDROOM 1ST FLOOR APARTMENT
- NO CHAIN
- PERFECT FOR THE BEACH AND MAINLINE STATION
- OPEN PLAN LIVING
- EPC - E / COUNCIL TAX - A

- LARGE TERRACE WITH PANORAMIC SEA VIEWS
- HEART OF BROADSTAIRS
- BESPOKE KITCHEN WITH INTEGRATED APPLIANCES
- HOLIDAY LET POTENTIAL
- IDEAL 2ND HOME OR RENTAL INVESTMENT



2 BEDROOM APARTMENT & TERRACE ~ SEA VIEWS ~ HEART OF BROADSTAIRS TOWN ~ NO CHAIN ~ IDEAL 2ND HOME, RENTAL INVESTMENT OR HOLIDAY LET !

TMS ESTATE AGENTS are pleased to be able to offer to the market this beautifully presented two-bedroom, first floor apartment in the heart of Broadstairs town. Crofts Place is ideal as a des res in the heart of town, a 2nd home by the sea, its perfect to lock up and leave! This great apartment would also make a fabulous Holiday let being situated in the centre of town, or a great long term rental investment, until recently it has been let at £1100pcm.

Presented to a high standard this lovely apartment enjoys spacious open plan living which extends via Bi-fold doors onto a sunny terrace where you can enjoy a glass of wine entertaining friends or a leisurely breakfast. The kitchen is versatile and offers good space and storage and integrated appliances. There are two bedrooms and a modern bathroom with separate shower cubicle and an additional W.C to one of the bedrooms.

Crofts's place is situated in the heart of the Kentish gem of Broadstairs, once Charles Dickens' favourite resort it retains its Victorian charm but mixes it up with hip, modern restaurants and Bijou cafes and wine bars.

Just a stone's throw from the beautiful sandy beaches of the award-winning Viking Bay and only a short walk the mainline station offering anyone that needs to commute easy and quick access to London. Crofts Place really is in the heart of Broadstairs.

Whether you're looking for a peaceful retreat by the sea with a vibrant town to explore, or a rental /holiday let investment, this property provides the best of both worlds.

Don't miss out on the opportunity to make this apartment your new home or next investment. Contact us today to arrange a viewing and experience the charm of Crofts Place for yourself!

We are available 7 days a week.

COMMUNAL ENTRANCE

ENTRANCE HALL

Entry phone system, cupboard housing washing machine.

LOUNGE / DINER

20'4" x 16'10" (6.21 x 5.14)

Open plan living with sea views, double glazed Bi Fold doors to the terrace, modern kitchen with built in appliances, electric heating, wood effect vinyl floor and spot lights.

TERRACE

13'8" x 7'7" (4.19 x 2.32)

Composite decked Terrace with panoramic sea views, power & light

BEDROOM 1

16'0" x 9'9" (4.89 x 2.99)

Double glazed window to front, electric heating, wood effect vinyl floor, small ensuite W.C

BEDROOM 2

12'3" x 7'3" (3.75 x 2.23)

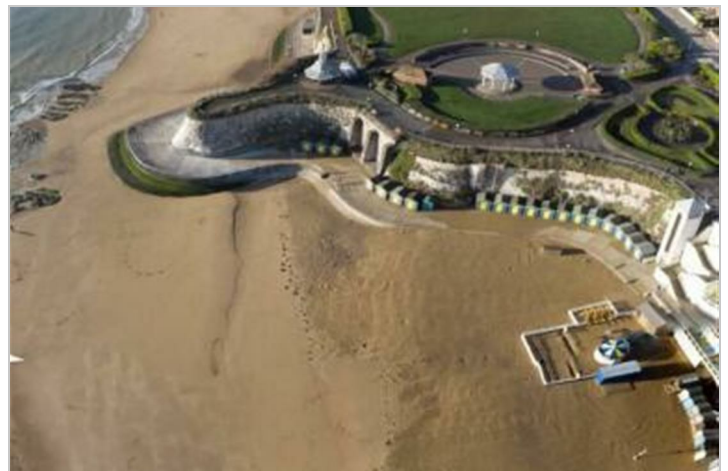
Double glazed window to front, electric heating, wood effect vinyl floor.

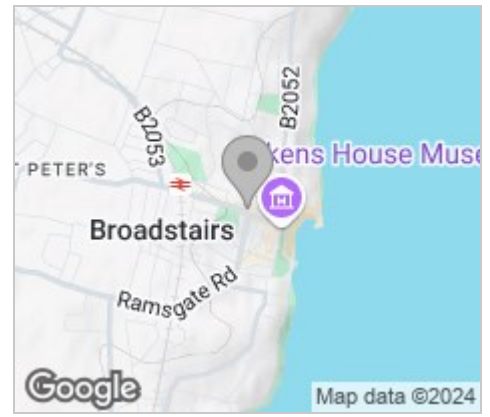
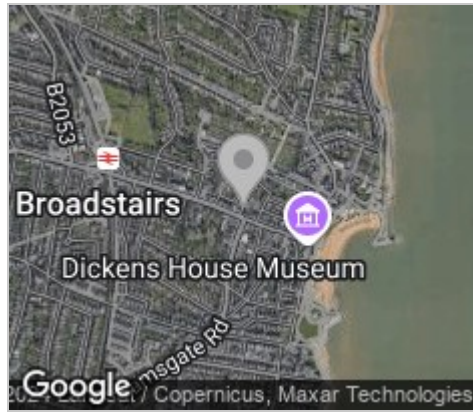
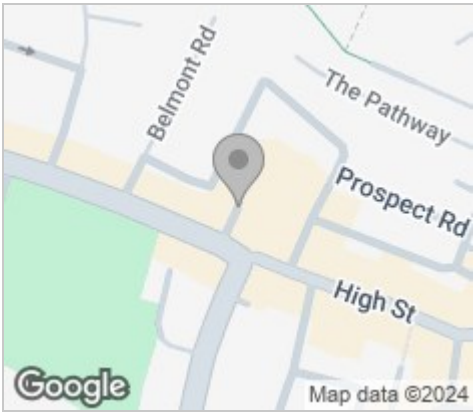
BATHROOM

Panelled bath with mixer taps, enclosed shower cubicle, low flush W.C , wash hand basin, heated towel rail and spot lights.

AGENTS NOTE

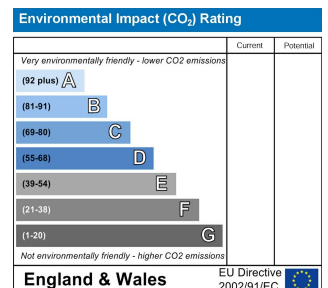
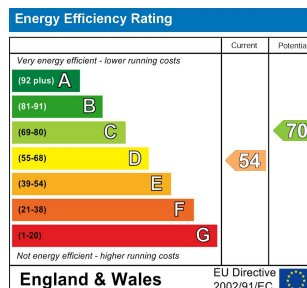
There is a new lease of 990 years is currently being raised by the vendors solicitors, we have been advised that the service charge is £50 per month and there is a peppercorn ground rent. There is a 20% share of the freehold building insurance which was to approximately £170 per flat in 2023/ 2024.





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

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