



Price

£550,000
Leasehold

Convent Road, Broadstairs, Kent, CT10

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Broadstairs Station	1.7 miles
Canterbury	18.7 miles
Channel Tunnel	30.4 miles

Located next door to North Foreland golf course, this brand new and spacious ground floor apartment is ideal for those who enjoy 18 holes. Offering 2 bedrooms, 2 bathrooms, allocated parking and a short stroll to the beach.

A new build ground floor apartment
Allocated parking, visitors parking and car charging points
Secure electric gated entrance.
Located next to north Foreland golf course
A private courtyard garden and communal garden
Early possession possible as no onward chain





The Fairways is a luxurious development of 18 apartments adjacent to the renowned North Foreland golf club. The attractive exterior includes Monocouche rendering, varied roof lines, balconies and roof terraces as well as an impressive, curved glass entrance to the main building where you will find eight apartments. There are allocated parking bays, EV charging points, communal gardens, a spacious bike shed, remote control access and a lift in the main building.

Number 2 is a two bedroom apartment on the ground floor and has a separate front entrance with a door entry system. It opens into a hallway with an airing cupboard and herringbone Kamdean flooring with underfloor heating that continues throughout the property. There is a spacious lounge/kitchen/diner with patio doors to a private garden area and a delightful Smallbone kitchen. This includes a built in induction hob, oven and combi microwave, an integrated fridge freezer, dishwasher and wine cooler as well as utility cupboard with a washing machine. There is a family bathroom with a trendy

vanity basin and two double bedrooms including the first bedroom with an ensuite shower room. The apartment also has access to a designated carpark space. Additional apartments with similar specifications are still available with two more on the ground floor and three on the first floor.

Please refer to the footnote regarding the services and appliances.

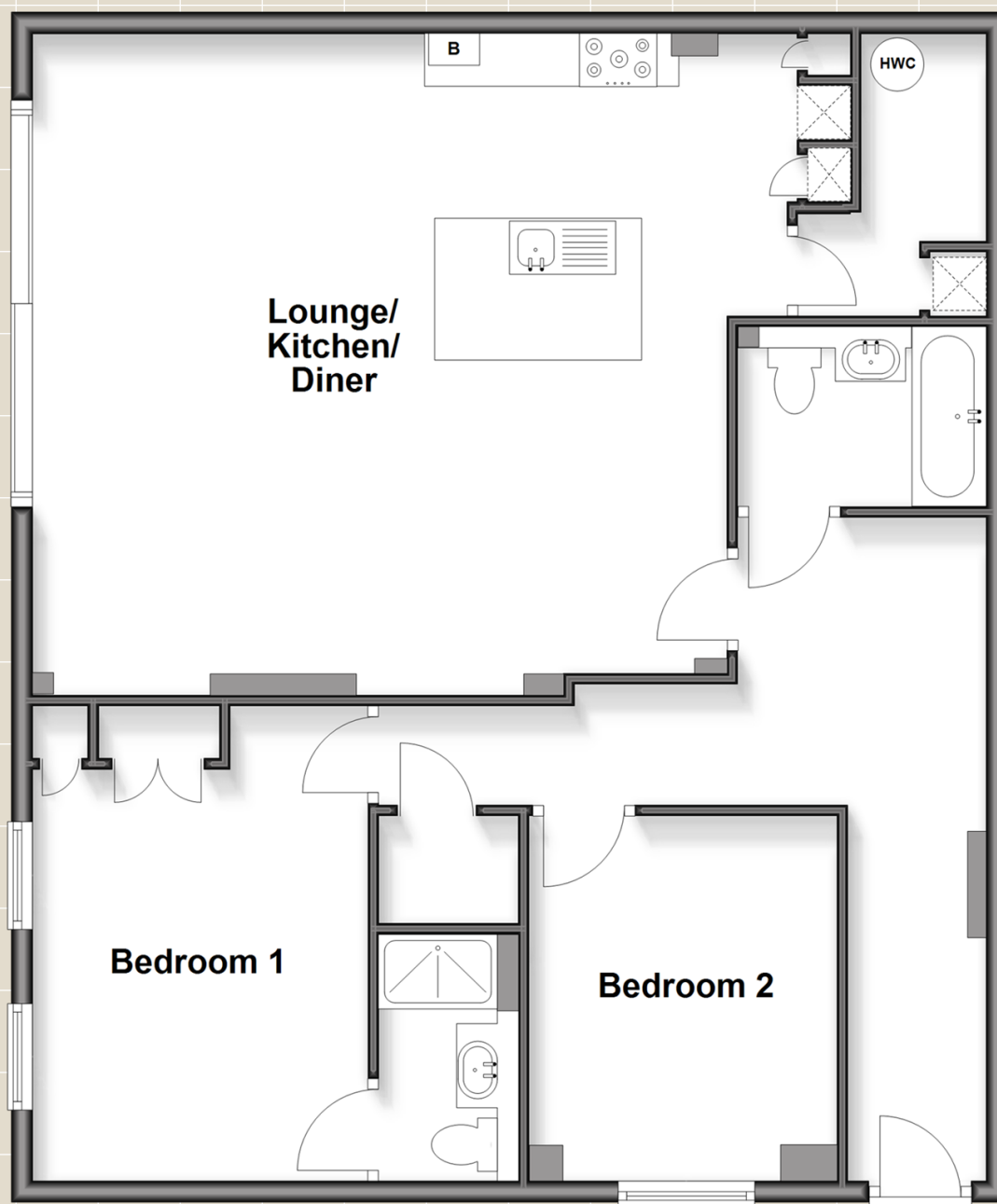
What the owner says...

"It is also a friendly community with residents enjoying meeting up in the communal garden. For golfing aficionados the North Foreland golf club is literally on the doorstep and the blue flag beach at Joss Bay is only a short walk if you enjoy surfing, while Kingsgate beach is quiet and peaceful. It is not far to the Botany Bay Hotel, The Captain Digby or the Thai restaurant in the 19th hole if you are looking for somewhere very local to have a drink or a meal. Broadstairs town centre is only a five minute drive. It is a delightful Victorian seaside resort with a mainline station that can whisk you to London on the high speed train in under an hour and a half, a wide variety of individual shops, bars and restaurants as well as a local cinema and theatre plus annual events. Nearby is the Westwood Cross shopping centre with high street stores, eateries, the Vue cinema complex and a casino. While other attractions include Dreamland, the Turner Gallery and the Old Town in Margate.

There are also excellent education facilities from nursery up to grammar and private schools, including some rated Outstanding by Ofsted. While, for sporting aficionados, in addition to the golf club, there are a variety of other sports and leisure clubs."

Ground Floor

Approx. 95.8 sq. metres (1031.2 sq. feet)



For directions to this property please contact us.

Viewing: Strictly by appointment with Fine & Country's offices in:

Canterbury on 01227 479317

23 Watling Street, Canterbury, Kent, CT1 2UA
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London office

121 Park Lane, Mayfair, London, W1K 7AG



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
76	76