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## Property brochure



ALBION STREET  
BROADSTAIRS  
KENT  
CT10 1NF

Price: £175,000

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD  
Council Tax A



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01843 809000



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

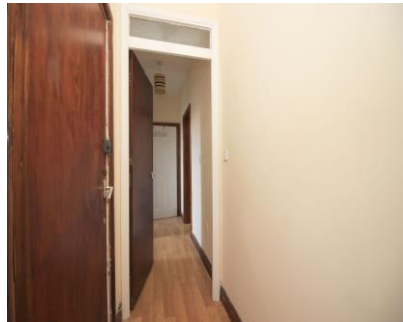
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### The Property

Situated in the conservation area, in the heart of the harbour area of Broadstairs Old Town. This large two bedroom apartment would make an ideal first time buy or holiday let. Being offered with a brand new 125 year lease, the property represents terrific value for money and is offered with no onward chain. Call Oakwood homes today to book a viewing!

### Location

The Jewel in Thanet's crown, Broadstairs is nestled on the eastern most tip of Thanet. Recognised as one of the UK's most desirable coastal towns it combines elegant charm and bustling energy in equal measure. A thriving and diverse town centre, sandy beaches, strong schools and an artisan feel makes this an ideal place to reside. Serviced by a mainline railway connection to London (approximate travel time 80 minutes) and main road connections to Canterbury and beyond this elegant seaside resort is well suited to the commuter as well.

### Accommodation

Accommodation

Kitchen / living:	20'00" (6.10m) x 16'06" (5.03m)
Bedroom:	12'04" (3.76m) x 12'02" (3.71m)
Bedroom:	9'09" (2.97m) x 5'07" (1.70m)
Bathroom:	9'09" (2.97m) x 5'07" (1.70m)

### Material information

We understand a brand new 125 year lease is in the process of being drawn up as yet we await final details as to ground rent and service charge.

It is believed there is currently no broadband provision at the property, however Superfast Broadband is available by arrangement.

Whilst the property has no parking, there is a car park opposite for which an annual season ticket can be bought for £566 per annum.



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First Floor



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Property brochure

Key Features

- Central Broadstairs location
- 2 bedroom flat
- New 125 year lease
- Ideal air B & B
- Spacious accommodation
- 150 metres to beach

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0023044/20240304/SEDP



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