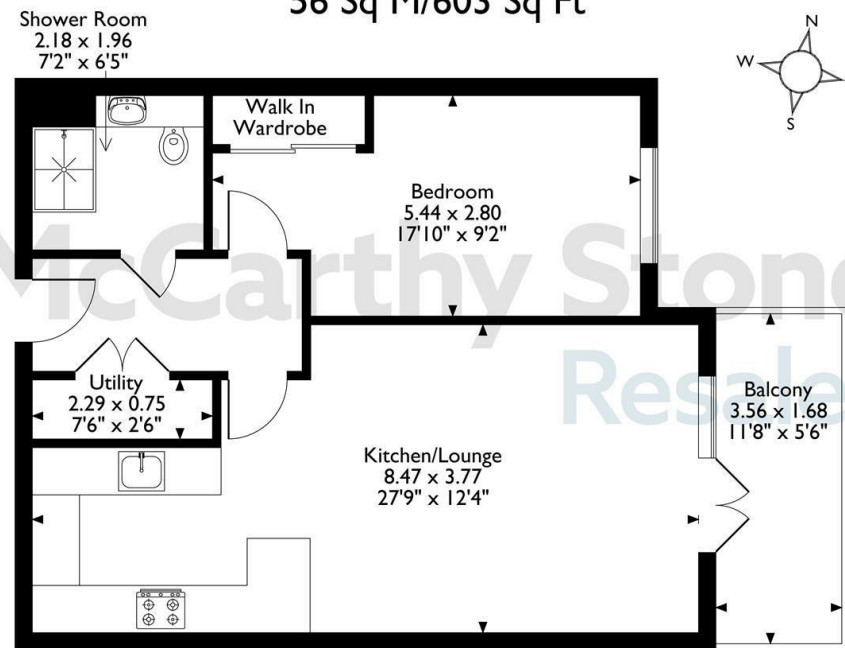
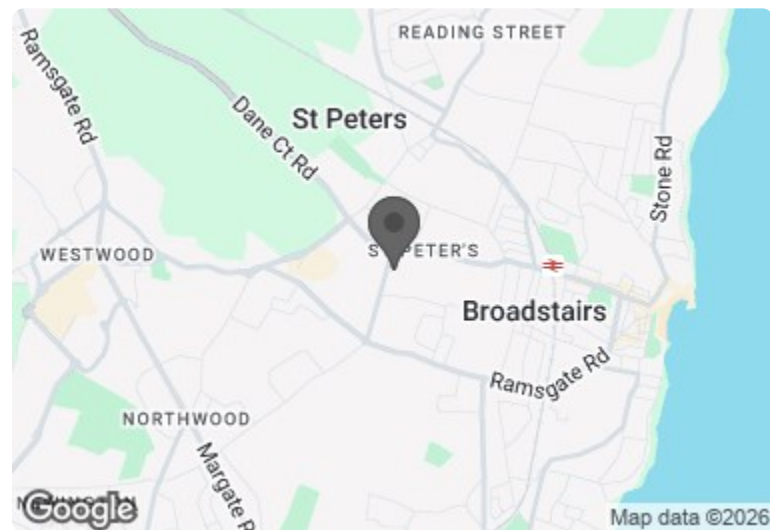


**19 Pearson House, Trotwood Close, Broadstairs, Kent**  
 Approximate Gross Internal Area  
**56 Sq M/603 Sq Ft**



The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8658519/DST.

**Council Tax Band: B**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | <b>84</b>               | <b>84</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

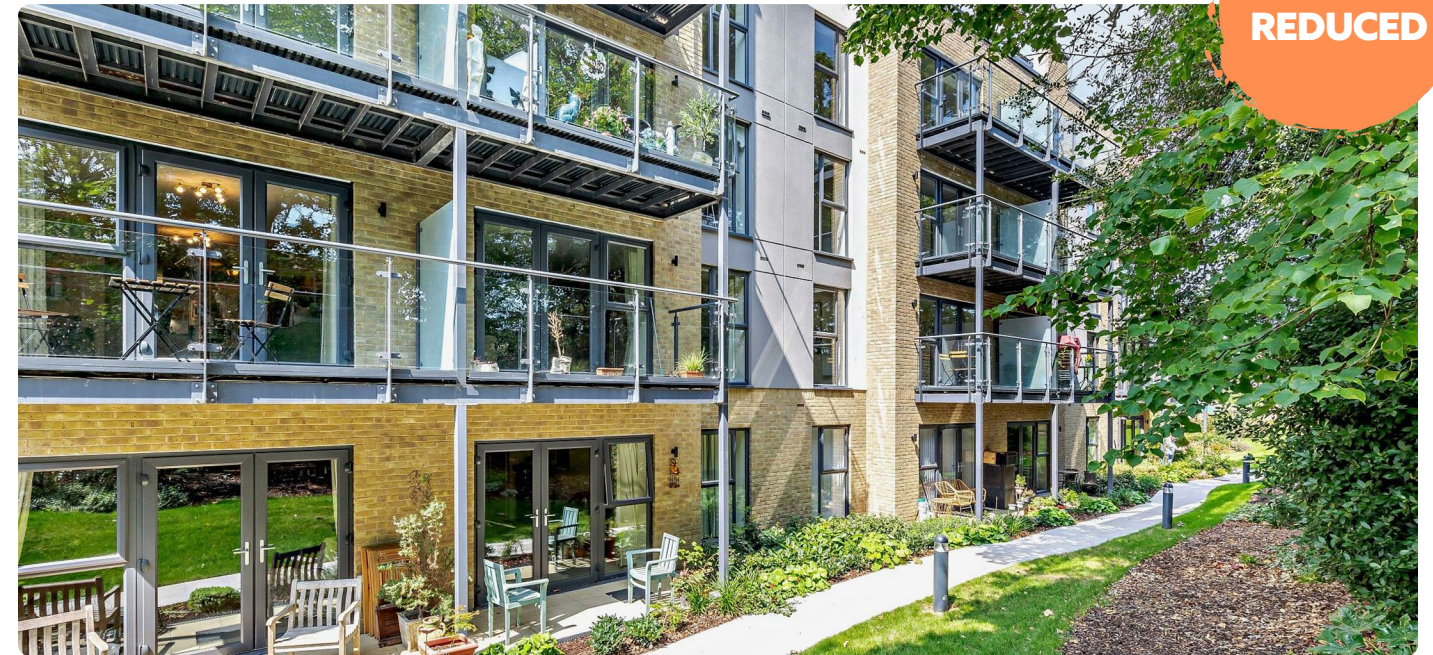
This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



**19 Pearson House**

Trotwood Close, Broadstairs, CT10 2RY

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £249,000 Leasehold**

A SUPERB and SPACIOUS one double bedroom retirement apartment situated on the FIRST FLOOR of Pearson House, a McCarthy Stone Retirement Living development. The apartment boasts modern open plan living and a LARGE WALK-OUT BALCONY which overlooks the GARDENS.

The EXCELLENT COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, LIFT access to all floors, careline system for PEACE-OF-MIND, a Hotel style GUEST SUITE for visiting family and friends, LOVELY LANDSCAPED GARDENS, and more!

**Call us on 0345 556 4104 to find out more.**

# Pearson House, Trotwood Close,

# 1 Bed | £249,000

**PRICE  
REDUCED**

## Development Overview

The wonderful community at Pearson House is exclusive to the over 60s and boasts 26 one-bedroom and 25 two-bedroom spacious retirement apartments.

Communal facilities include a spacious communal lounge for relaxing or socialising in with friends, with patio doors providing easy access to the wonderful communal gardens, which wrap around the development and offer plenty of outside seating. In addition, there is a Hotel Style Guest suite for family and friends to stay in when visiting from afar.

A dedicated House Manager is on site to manage the day to day running of the development during office hours, and you can feel safe and secure with the benefit of a 24/7 emergency call system and video door entry system.

The development is situated just over a mile from the beautiful Broadstairs beach, with easy access to shops and places to eat in town.

## Entrance Hallway

Front door with spy hole leads to the entrance hall, where the 24-hour emergency response pull cord system is in place. From the hallway there is a door to a useful, walk-in storage cupboard/airing cupboard. There is a smoke detector and apartment security door entry system with intercom. Doors lead to the living area, double bedroom and shower room.

## Open Plan Kitchen/Living Room

A bright and spacious room which offers fantastic modern open plan living and a superb balcony.

The living area benefits from a patio style double glazed doors and tall window which allow ample natural light to flood in, and opens directly onto the spacious walk-out balcony which overlooks the communal grounds. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets.

The kitchen area comprises of a contemporary range of pale grey wall and base units with worksurfaces over, and sink and drainer unit inset. Built in appliances include; a microwave, electric oven, ceramic hob, cooker hood and integral fridge freezer. Wood effect flooring and spotlight light fitting.

## Double Bedroom

A spacious double bedroom of very good proportions with large built in mirror sliding door wardrobe. Window, ceiling lights and raised power & BT points.

## Shower Room

A modern, extensively tiled wet room style shower room, comprising of; walk-in level access thermostatically controlled shower with grab rail and glass screen, WC, and vanity wash-hand basin with fitted storage below and mirror above. Electric heated towel rail and emergency pull cord.

## Lease Information

Lease Length: 999 years from 1 Jan 2023.

## Service Charge includes;

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £3,249.08 until 28/02/2027, the service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

No Ground rent

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

