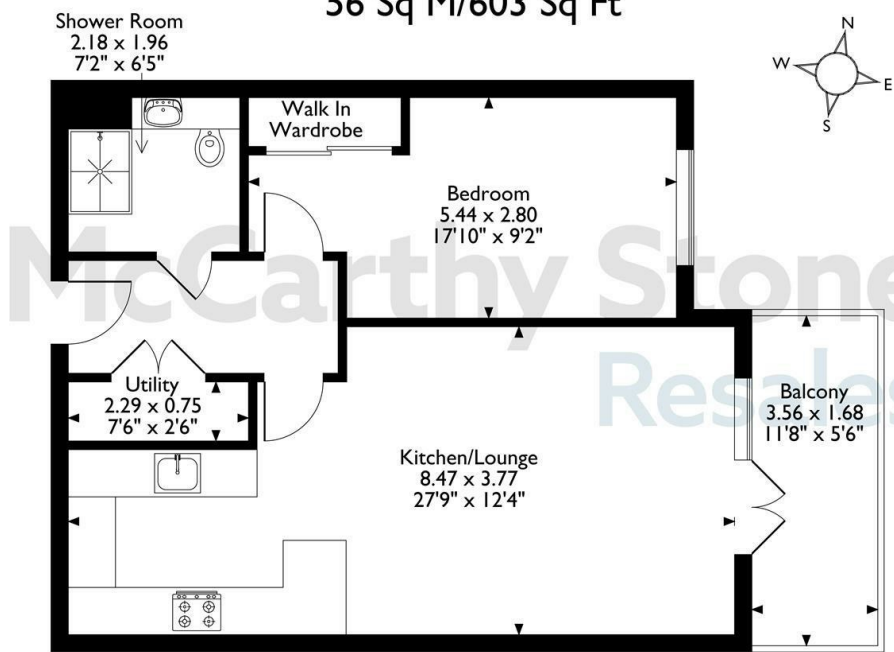


19 Pearson House, Trotwood Close, Broadstairs, Kent
Approximate Gross Internal Area
56 Sq M/603 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



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

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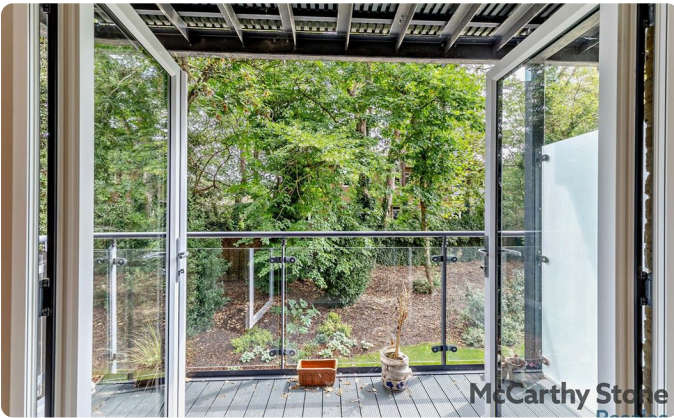
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19 Pearson House

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.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to .
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

