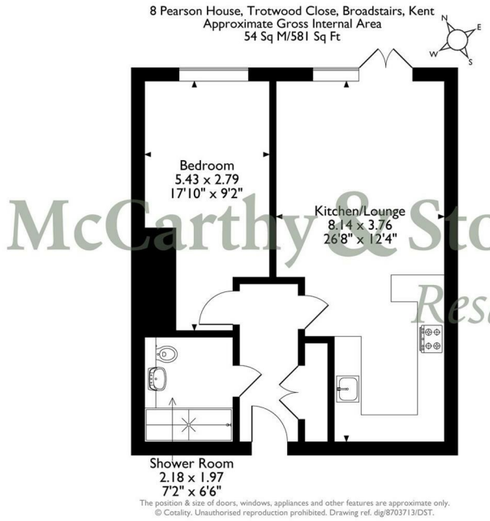
Excellent

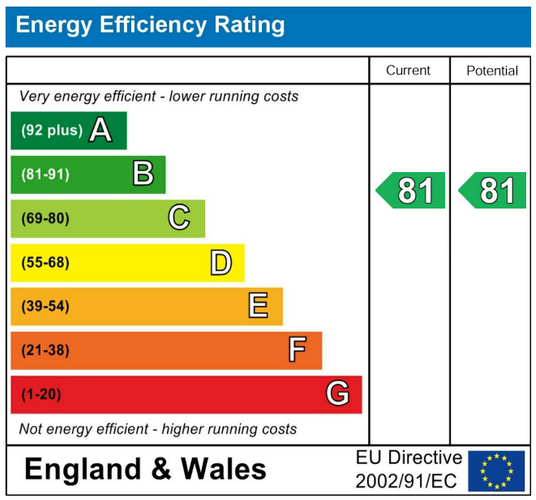
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Registered in England and Wales No. 10716544

The Property Ombudsman







8 Pearson House

Trotwood Close, Broadstairs, CT10 2RY

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 8 Pearson House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £280,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom ground floor apartment
- Modern open plan living room / kitchen
- Spacious patio area
- Double bedroom with built in wardrobe
- Contemporary shower room
- Social Homeowners lounge
- Guest suite for visiting family and friends
- House Manager on-site during office hours
- Emergency call system
- Friendly and welcoming community

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

8 Pearson House, Broadstairs

1 | 1 | Asking price £280,000

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.

Apartment Overview

A spacious one bedroom ground floor retirement apartment, offering contemporary open-plan living and a wonderful patio overlooking the beautifully maintained communal grounds. The generous living and dining area is filled with natural light and provides direct access to the patio, creating the perfect space to relax and enjoy the surroundings.

The well-proportioned double bedroom benefits from a large built-in mirrored wardrobe, while the modern wet room-style shower room features a stylish walk-in shower and quality fittings. A welcoming entrance hall with useful walk-in storage completes the accommodation.

Residents can enjoy the comfort, convenience and peace of mind of retirement living within a friendly community setting, with attractive communal areas and landscaped gardens to enjoy.

Social Lifestyle

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories.

Landscaped Gardens

One of the main social hubs of Pearson House is the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

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 speak with our Property Consultant today.













