



**2 bed flat to buy in CT10**

2 Vere Road, Broadstairs, Kent, CT10 1JF

**£285,000** Starting Bid






 x2  x1  x1

Tenure

**Leasehold**

Underground parking

**Property features**

-  Being Sold via Secure Sale Online Bidding T&C's Apply
-  2 Double bedrooms
-  Spacious living
-  Private underground parking
-  EPC Rating B

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Auction are delighted to offer this beautiful property in Park View, Vere Road, Broadstairs, a purpose built block of flats boasts its space, private parking and serviced lift right to your floor. The property being in the heart of Broadstairs means you are just a short minutes walk from the beach, restaurants and shops.

Key Features:

2 Double bedroom purpose built flat with secure underground parking.

Lift up to communal welcome area

Spacious living with a large floor plan

Perfect location, being in the heart of Broadstairs.

Property Details:

Entrance: Via communal front door to communal hallway with stairs or lift to the 2nd floor.

Lounge/Diner (21.48ft x 20.98ft approx): Hard wood flooring, white/grey decoration, LED downlights with ample of space. Juliet balcony with lots of natural light.

Kitchen (10.83ft x 8.33ft approx): Hard wood flooring, glossy white kitchen units with built in appliances including a wine fridge, granite worktop and breakfast bar. LED downlights make it a bright kitchen to work in.

Hallway (12.80ft x 10.7ft x 7.97ft approx): Large storage cupboard. Hardwood flooring, White decoration, LED downlights.

Bedroom 1 (21.47ft x 10.87ft approx): Cream carpets, magnolia decoration, LED downlights and a large UPVC double glazed window allowing natural light into the bedroom. En-suite details below.

En-Suite: (6.43ft x 6.41ft approx): Fitted with a double shower, toilet and basin, Magnolia decoration with cream/beige tiles. LED downlights,

Bedroom 2 (18.48ft x 9.94ft approx): Cream carpets, white decoration, LED downlights and a large UPVC double glazed window allowing natural light into the bedroom

Bathroom (7.10ft x 6.15ft approx): Tiled flooring, white decoration with part tiled around the bath area, white bathroom suite, LED downlights and a heated towel rail.

Garage/underground parking: 1 allocated parking space, Lift from here directly to the landing.

Location Highlights:

Broadstairs boasts a spectacular coastline with seven sandy beaches.

Central Viking Bay offers children's rides and beach huts.

Botany Bay features photogenic chalk stacks, and Joss Bay has a surf school.

The town is known for its fishermen's cottages, clifftop walks, and independent shops.

Broadstairs was Charles Dickens' favourite holiday spot, and the Dickens House Museum is a legacy.

St Peter's Village Tours and The Escapement escape room provide entertainment.

Broadstairs has a diverse culinary scene with smart restaurants, quaint cafes, and 1950s ice cream parlours.

The Broadstairs Food Festival in autumn and Easter showcases Kentish produce and wine.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,693.00

Price: Starting Bid £285,000

Property Type: Flat

Parking: Underground

Construction materials: Brick and block

Roofing type: Slate tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

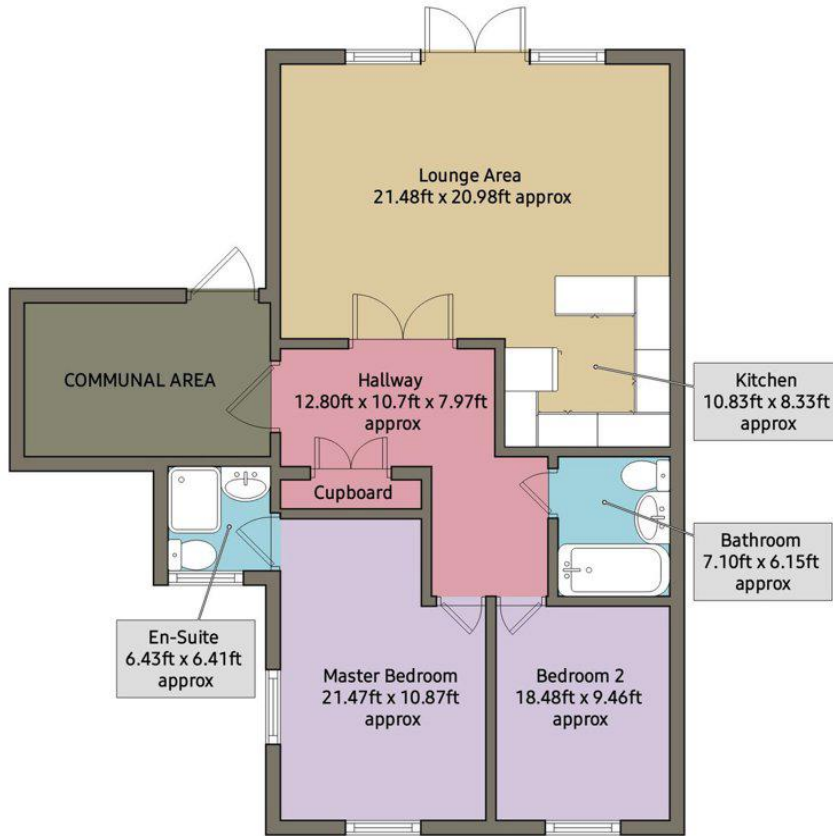
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Park View, 2 Vere Road, Broadstairs, Kent, CT10 1JF



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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