



CLAVERLEY HOUSE, 145 QUEENS ROAD

Guide:£270,000-£280,000
Leasehold

Guide Price- £270,000-£280,000 This two-bedroom apartment is located within Claverley house which is an exclusive development of 21 apartments, situated in the seaside town of Littlestone.



Claverley House, 145 Queens Road TN28 8NA

**DIRECT SEA VIEWS , BALCONY , INTEGRATED APPLIANCES ,
MODERN INTERIOR , ALLOCATED PARKING , OPPOSITE THE BEACH**

Description

Guide Price- £270,000-£280,000 This two-bedroom apartment is located within Claverley house which is an exclusive development of 21 apartments, situated in the seaside town of Littlestone. Littlestone's seafront with its extensive beaches, and with two local golf courses one of which is a championship course within walking distance. The nearby Cinque Ports town of New Romney offers a good a selection of independent shops, together with a Sainsbury's store. It also boasts a wide variety of restaurants and the Coach House coffee shop. The famous Romney, Hythe & Dymchurch light railway has a station here with services running from Dungeness to Hythe, itself a Cinque Ports town offering a wider range of shopping facilities and a Waitrose store; the historic Royal Military Canal also runs through the centre of the town. The medieval coastal town of Rye is also within half an hour's drive. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to St Pancras station in only thirty-six minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone and London, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

Located on the first floor is this beautifully finished two-bedroom apartment with panoramic views of the sea and beach ahead. A welcoming and wide hallway which includes a large storage cupboard for washing machine to be plumbed in. Two double bedrooms, the second bedroom is a good-sized double with a window overlooking the sea. The master bedrooms is a bigger double again with sea views with a well finished en-suite shower room which comprises a WC, hand basin built into a vanity unit, step in shower and chrome towel rail.

The kitchen/living space is bright and airy with plenty of space for dining furniture as well as living room furnishings. The kitchen is fitted with modern units and matching worktops. Integrated appliances include cooker, hob with extractor fan, fridge/freezer and dishwasher. The living space opens up with another large floor to ceiling windows with a door leading onto the balcony with direct sea views and enough space for a patio furniture set with some plants. The family bathroom is the same style as the en-suite shower room but has a bath with overhead shower and tile surrounds.

The property comes with a tenant in situ who are on standard Assured Shorthold Tenancy Agreements. The annual income for this property is £13,200.

We understand from the vendor that the lease has approximately 221 years remaining.

We understand from the vendor that the service charge is approximately £1405.00 per annum

We understand from the vendor that the ground rent is approximately £200 per annum.

(Floorplans may vary in orientation along with balcony sizes.)

Call Motis Estates to organise a viewing on 01303212020.

Tenure Leasehold

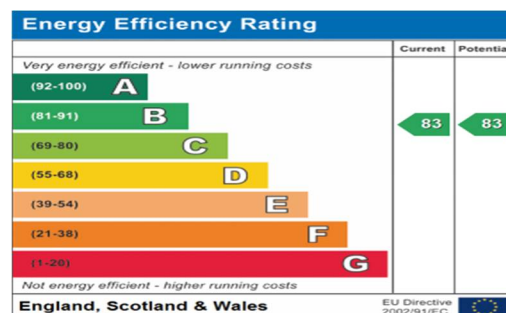
Postcode TN28 8NA

Viewings Strictly by appointment only -
Property Reference MOTIS_004680

Opening Hours:

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00

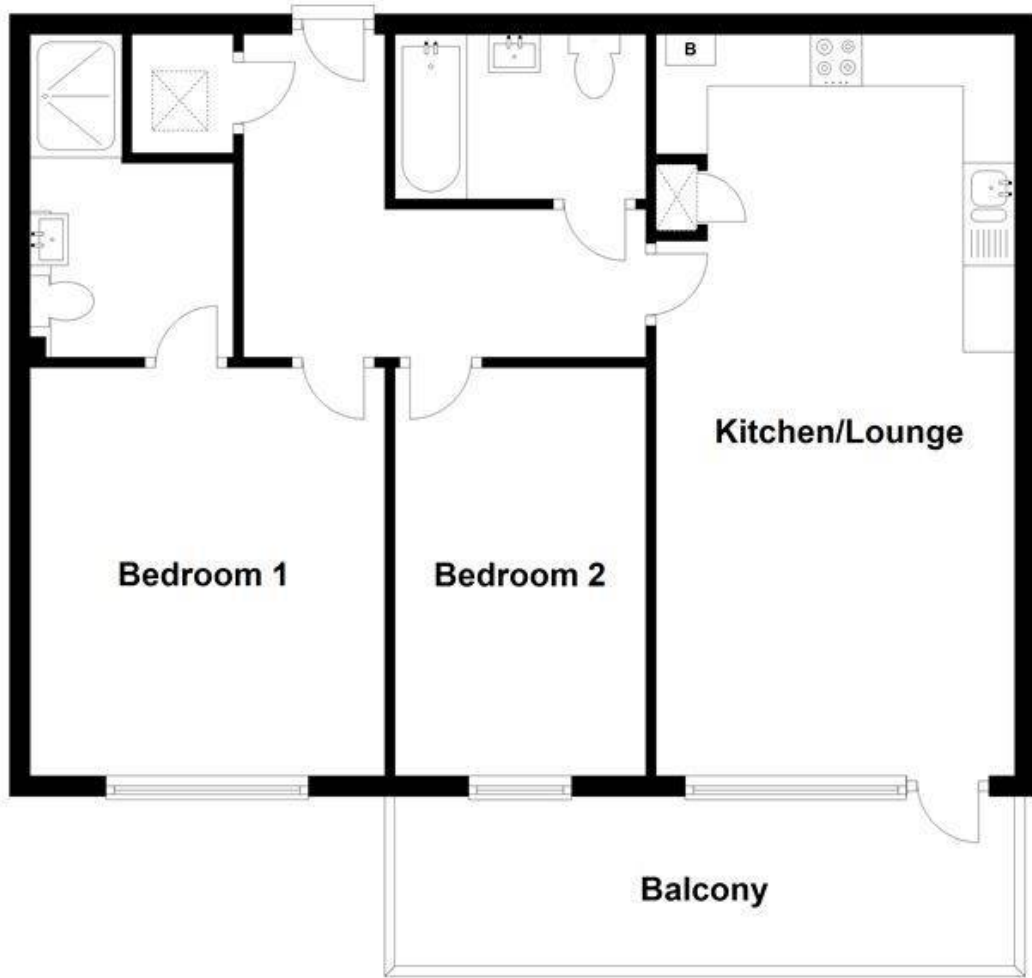








Approx. 69.0 sq. metres (742.9 sq. feet)



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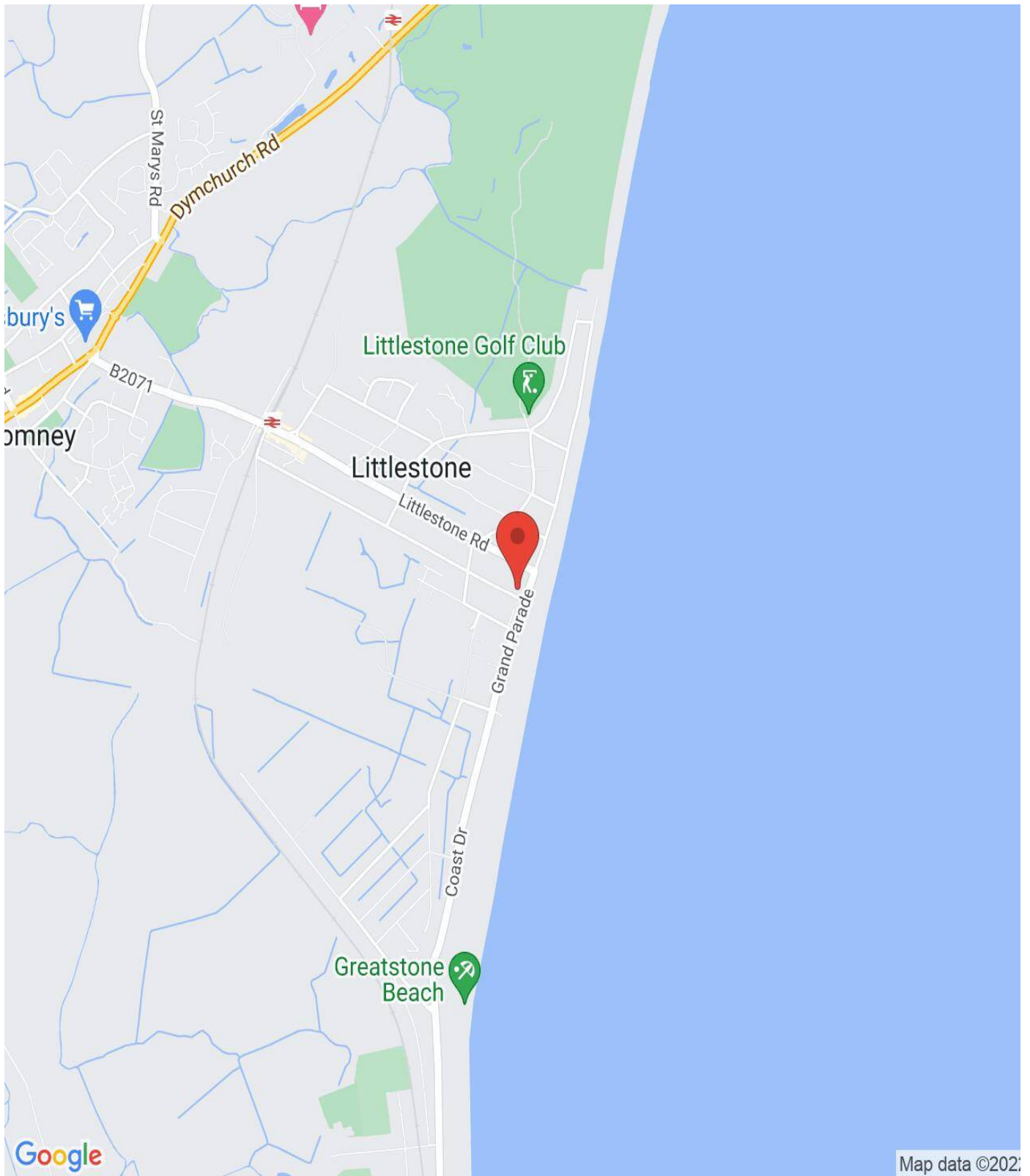
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IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.