



**St Peters Park Road  
Broadstairs  
Kent  
CT10**

**Offers in Excess of £190,000**

**bettermove**

# St Peters Park Road Broadstairs

Bettermove are proud to present this 2 bedroom split level flat in Broadstairs.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

This is a leasehold property with 151 years remaining on the lease; the property has a monthly building insurance cost of £450.00 per year.

The interior of this beautifully presented, first floor flat, comprises a spacious living room, fitted kitchen, two double bedrooms, and a family bathroom. The property also benefits from its own private entrance, and a private garden, perfect for enjoying the summer months.

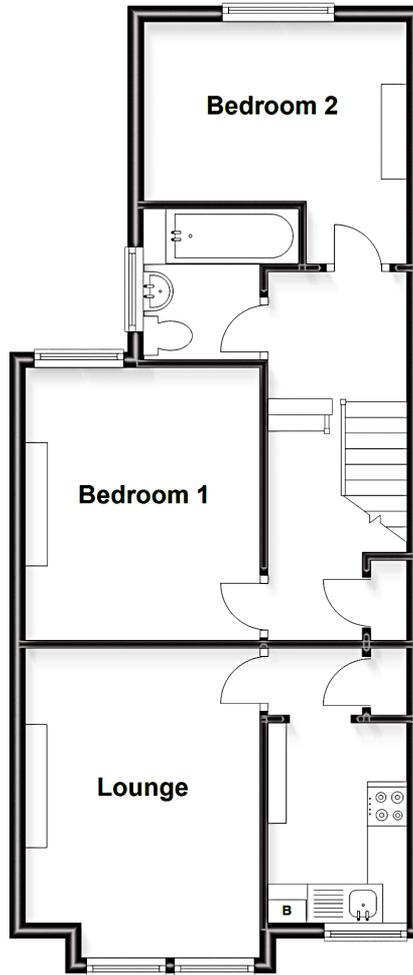
Located in the popular town of Broadstairs, Kent, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the sea front. Excellent transport links can be found from Broadstairs Train Station, a variety of local bus routes, and quick access to the A28.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



# Split Level First Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>71</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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