GUILDCREST ESTATES

Pearson House Trotwood Close, Broadstairs CT10 2JY

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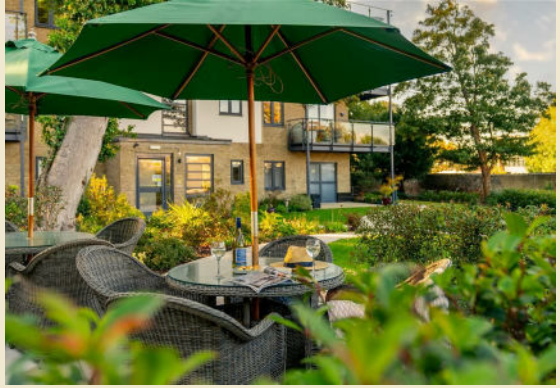
£277,500

Located on Fairfield Road in the charming sea side town of Broadstairs, Pearson House presents an exceptional opportunity for those over 60 seeking a vibrant retirement lifestyle. This new build apartment is designed with comfort and community in mind, offering a spacious one-bedroom residence that is both inviting and practical.

As you enter this exquisite apartment, you are greeted by a generous lounge/diner, adorned with plush beige carpets that create a warm and welcoming atmosphere. The room is bathed in natural light, thanks to the patio doors that lead to a delightful balcony, perfect for enjoying the refreshing sea breeze. The open-plan layout seamlessly connects the lounge to a modern kitchen, which is equipped with integrated appliances and stylish LVT flooring, ensuring both functionality and aesthetic appeal.

The apartment features well-proportioned double bedrooms, complete with a built-in wardrobe that provides ample storage space. The large shower room is a standout feature, boasting a walk-in shower that adds a touch of luxury to your daily routine.

Residents of Pearson House benefit from a strong community spirit, with a friendly on-site manager and communal spaces that host



regular events, parties, and clubs. A welcoming communal lounge, enhanced by bi-fold doors, opens to beautifully maintained gardens, offering inviting outdoor seating areas and a vegetable patch tended to by the residents.

Parking is available at an additional cost, and well-behaved pets are welcome, making this apartment a truly accommodating choice. Available under a shared ownership scheme, you can purchase a 75% share with no rent payable on the remaining 25%, allowing you to enjoy the benefits of homeownership without the financial burden of rent.

This property is not just a home; it represents a lifestyle choice, blending modern living with a strong sense of community in a picturesque setting.

Leasehold 999 years
Service charge approx £406pcm

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Key Features

- New build retirement property
- Spacious 2 bedroom apartment. 2nd Floor with lift service
- Good size communal Lounge. Pets allowed.
- Guest Suite. Private outdoor space
- Balconies. House Manager
- Guest Suite. Close to sea front
- En Suite to master bedroom. fully fitted kitchen
- You will own 75% share with no rent payable on the remaining 25%,

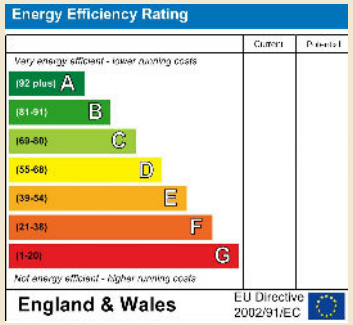
Important Information

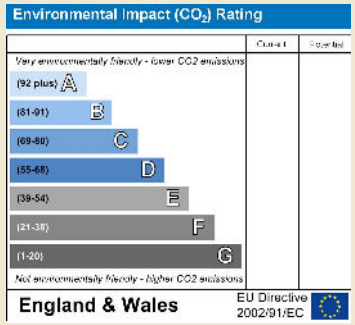
Leasehold
Apartment - Purpose Built
882.00 sq ft
Council Tax Band New Build
EPC Rating

£277,500

25
75.82 SQM
816.13 SQFT

Living (Max)	19' 7" x 11' 10"	5968mm x 3610mm
Kitchen (Max)	8' 1" x 10' 9"	2460mm x 3275mm
Bedroom One (Max)	17' 1" x 9' 9"	5218mm x 2980mm
En-Suite (Max)	9' 1" x 7' 3"	2774mm x 2200mm
Bedroom Two (Max)	13' 1" x 9' 4"	4000mm x 2845mm
Shower Room (Max)	5' 7" x 7' 3"	1710mm x 2200mm





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