GUILDCREST ESTATES

Pearson House Trotwood Close, Broadstairs CT10 2JY

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Trotwood Close, Broadstairs CT10 2JY

£202,500

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 top-floor 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 Juliet 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 a well-proportioned double bedroom, 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 £270pcm

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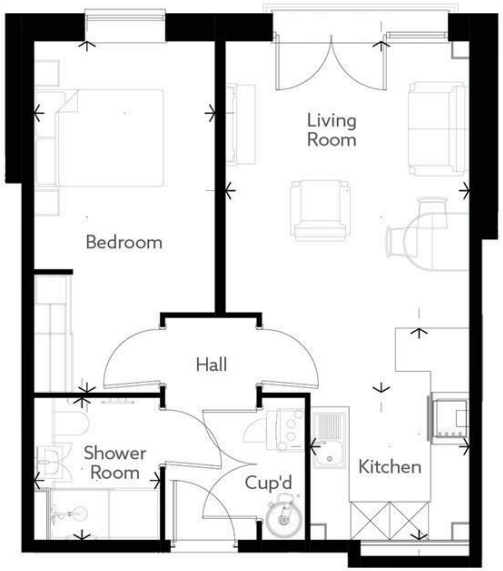
Key Features

- Beautifully presented top floor apartment
- 75% share available to purchase with no rent payable on the remaining 25% share
- Spacious lounge/diner with patio doors that lead to a delightful Juliet balcony
- Open-plan connecting to a modern fitted kitchen with integrated appliances
- Generous double bedroom, complete with a built-in wardrobe
- Large shower room with a walk-in shower
- Communal lounge, offering a welcoming space for socialising with residents
- Beautifully kept communal gardens with outdoor seating areas and a vegetable patch

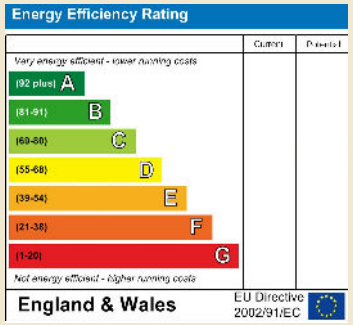
Important Information

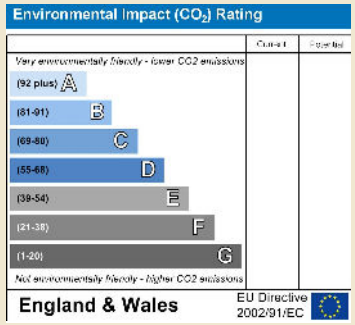
Freehold
Apartment
558.00 sq ft
Council Tax Band New Build
EPC Rating

£202,500



Living (Max)	17' 10" x 12' 4"	5441mm x 3770mm
Kitchen (Max)	8'-1" x 10'-9"	2460mm x 3275mm
Bedroom (Max)	17' 10" x 9' 2"	5441mm x 2800mm
Shower Room (Max)	6' 5" x 7' 3"	1950mm x 2200mm





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