



**Price**  
**£325,000**

**Leasehold**

2x  1x  1x 

**Carlton Avenue,  
Broadstairs, Kent, CT10**

*Wards*  
Helping you move forwards





## Main features

- Split level ground floor flat
- Being sold with no onward chain
- Ideal investment or first time buy, so be quick to view
- Central Broadstairs location
- Off road parking and garden
- The maisonette is spacious throughout and with a handy cellar area, perfect for additional storage

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'9 x 11'7 (4.50m x 3.53m)

Dining Room: 14'8 x 10'9 (4.47m x 3.28m)

Separate Toilet

Bathroom

Kitchen : 11'7 x 10'2 (3.53m x 3.10m)

Bedroom

### BASEMENT

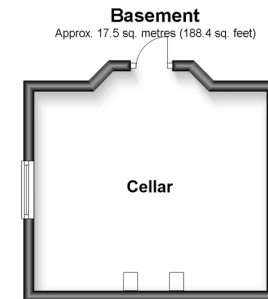
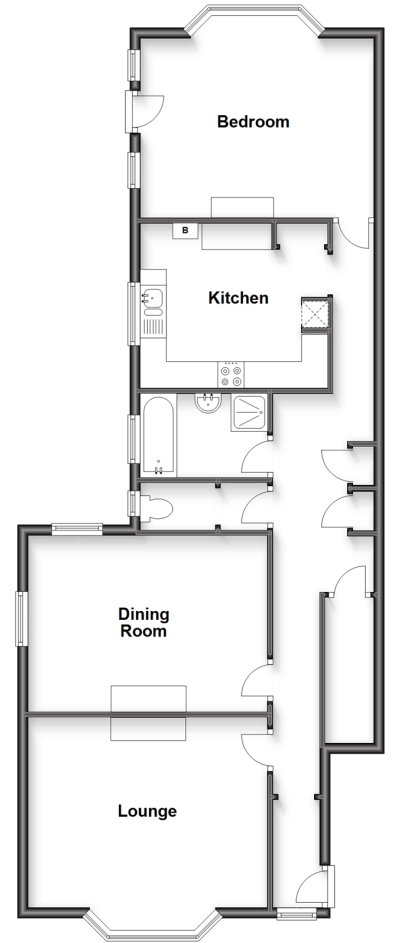
Cellar

### OUTSIDE

Off Road Parking

Garden to Rear

**Ground Floor**  
Approx. 85.9 sq. metres (924.4 sq. feet)



**Call Broadstairs - 01843 602546 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale