



B · O · T · A · N · Y · C · O · U · R · T

A BRAND NEW DEVELOPMENT OF TEN 2 & 3 BEDROOM APARTMENTS IN THE TOWN OF BROADSTAIRS



Botany Court at Kingsgate Avenue

is a superb brand new development offering ten 2 & 3 bedroom apartments. Botany Court is located in Kingsgate within a stones throw of the blue flag beaches of Botany Bay and Kingsgate Bay and close to the sought after seaside town of Broadstairs.

These contemporary new homes site within private gates and offer three various types, all offering modern open plan living and include; integrated kitchen appliances, Lutron lighting systems, storage, underfloor heating, full floor coverings, parking, a ten year warranty and a share of the leasehold!

The kitchen appliances come with Niue appliances; hob, oven, extractor, microwave/oven, fridge/freezer and a washer dryer. Each modern kitchen offers a variation style and colour with a mix of vibrant and modern, to more neutral and traditional. The bathrooms are a great size and fully tiled with a bath and shower.

The bedrooms are of a very generous size with plenty of wardrobe space and there are no small box rooms to take you by surprise.

Should you prefer peaceful private courtyard looking out onto an attractive large communal gardens, a balcony to enjoy or lager terrace, the options are there.

If you're looking to downsize or looking for a holiday home, Botany Court is sure to tick a lot of boxes, there are some fabulous sea views with selected units, an early viewing is recommended.



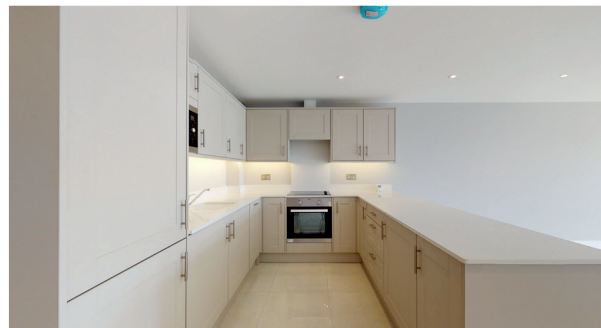
The sought-after seaside town of

Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

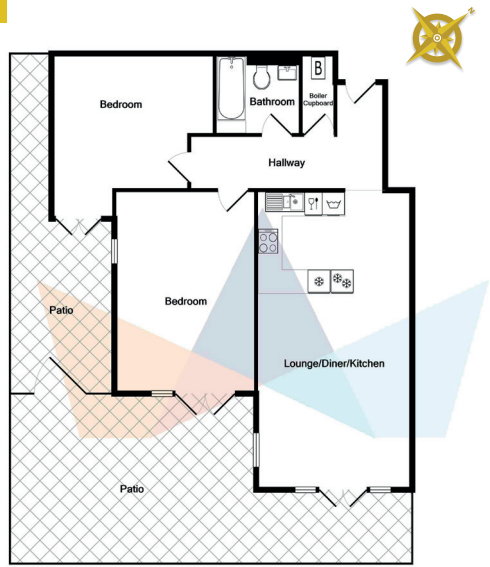
Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs.

Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

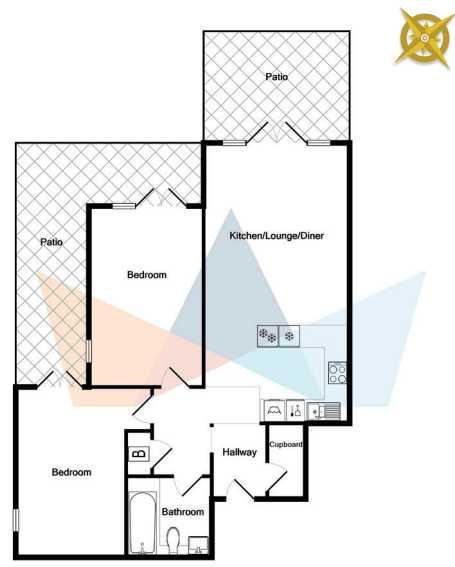
Please note: images used are of various Botany Court apartments.



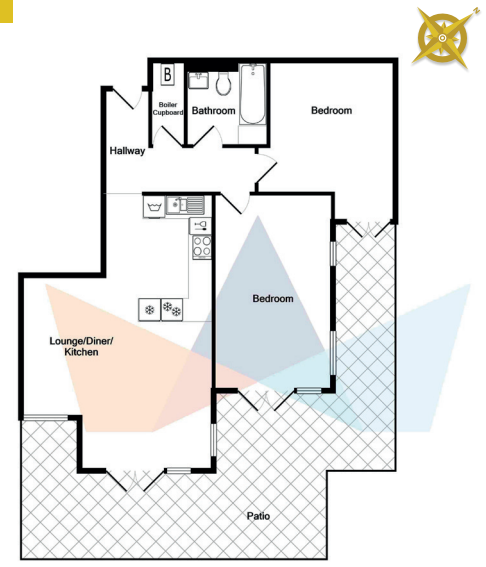
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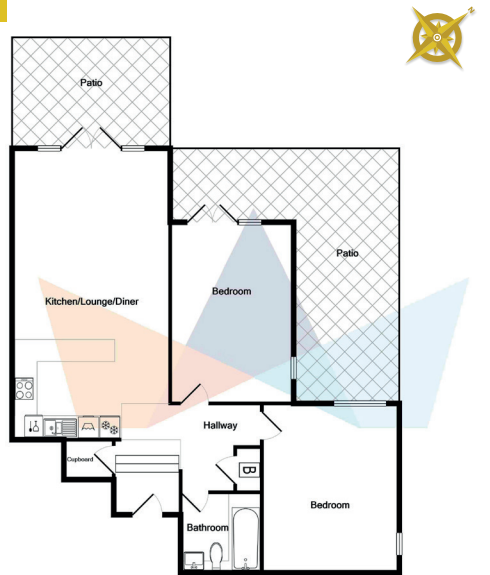
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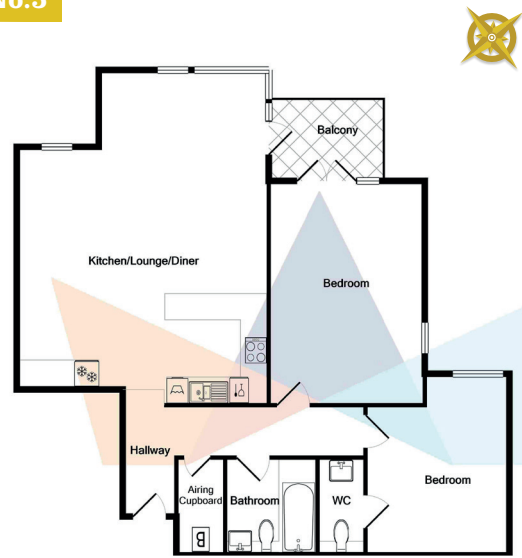
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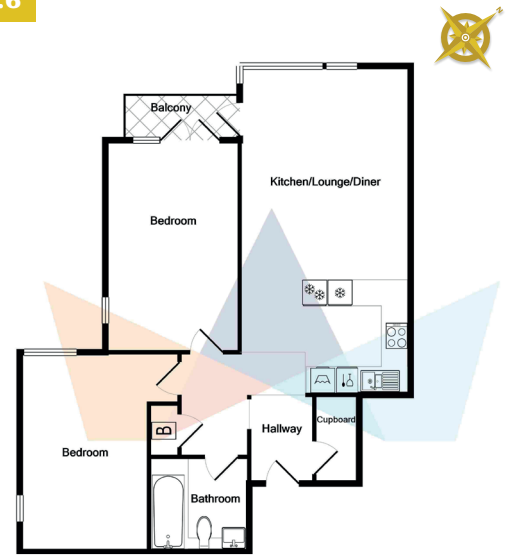
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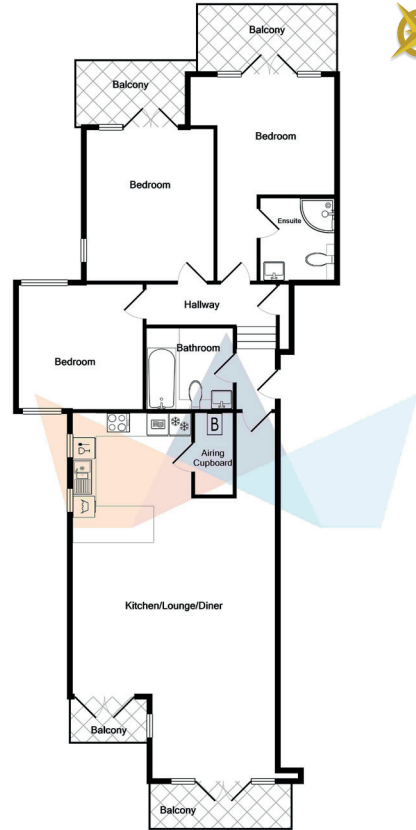
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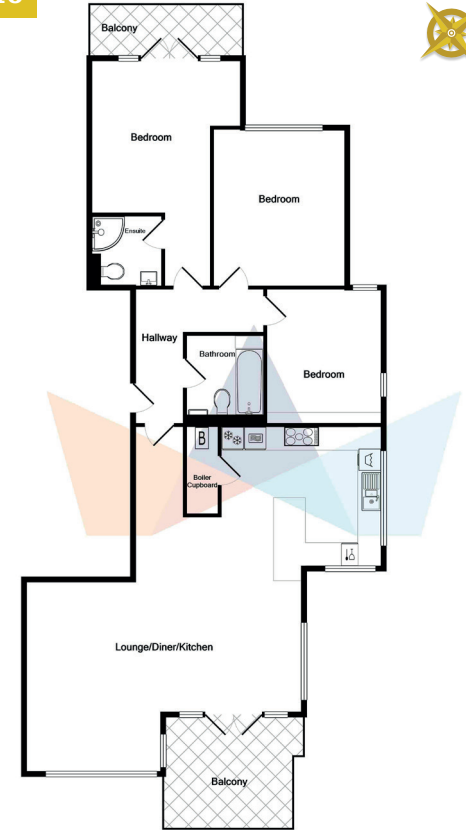
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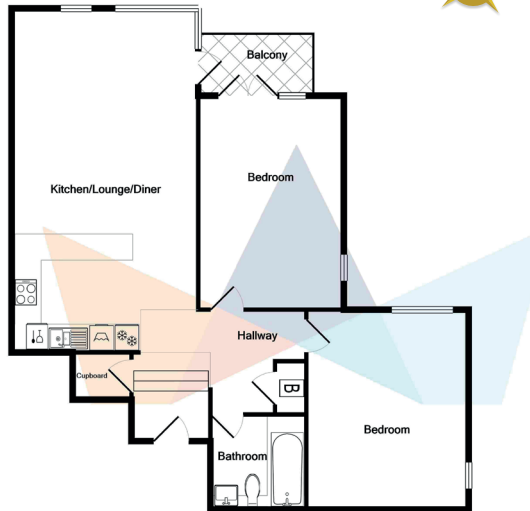
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NO.	BEDS	BATHROOMS	PARKING	LEVEL & ASPECT		OUTSIDE SPACE	SIZE SQ. FT
1	2	1	1	Ground	Front	Patio Courtyard	823
2	2	1	1	Ground	Rear	Patio Courtyard	791
3	2	1	1	Ground	Front	Patio Courtyard	768
4	2	1	1	Ground	Rear	Patio Courtyard	889
5	2	1 + WC	1	First	Front	Terrace	963
6	2	1	1	First	Rear - Sea Views	Terrace	791
7	2	1 + WC	1	First	Front	Terrace	891
8	2	1	1	First	Rear - Sea Views	Terrace	889
9	2	1 + Ensuite	2	Second	Front & Rear - Sea Views	4 x Terrace	1107
10	2	1 + Ensuite	2	Second	Front & Rear - Sea Views	2 x Terrace	1219

Kitchens

- Quality fitted kitchens in various styles & colours
- High Grade Quartz worktops
- Electric hob, oven & microwave
- Integrated fridge freezer, dishwasher & washer drier

Bathrooms

- High quality bathroom suite, shower with screen
- Floor & walls tiled
- Chrome Towel warmer
- Illuminated mirror

Flooring internal

- Concrete floor slab construction for sound & strength
Finished with tiling to lounge kitchen & hall
- Bedroom carpets ground floor & 1st floor
- Second Floor all tiled

Heating Lighting & Security

- Gas fired underfloor heating in all apartments
- Digital thermostatic controls all rooms
- Led downlights
- Mains operated smoke detectors with battery back up
- Key pad operated main entrance door with intercom to each apartment

External

- Automated driveway gates to secured parking
Allocated parking bays
- Visitors parking bays
- External lighting for security & safety
- Large lawned communal areas
- Bicycle shed & bin store
- Mobility access slope with handrails
- Ten year warranty certificate upon completion

Service Charge Schedule

£1100.00p. Annually Per Resident

- Car Park Gates
- Landlords Supply Electricity & Water
- Inspection Communal Electrical Systems
- Fire Alarm Service Contract
- Garden
- Patio Clearance
- Buildings Insurance
- Lift Insurance
- Lift Maintenance
- BT Lift Line
- General Maintenance
- Managing Agents Fees
- Miscellaneous Expenditure Reserve Fund
- Road Fund
- Water Rates
- Window Cleaning
- Number of Residents 10



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FOR FURTHER INFORMATION AND TO ARRANGE A VIEWING, PLEASE CONTACT LAND & NEW HOMES
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