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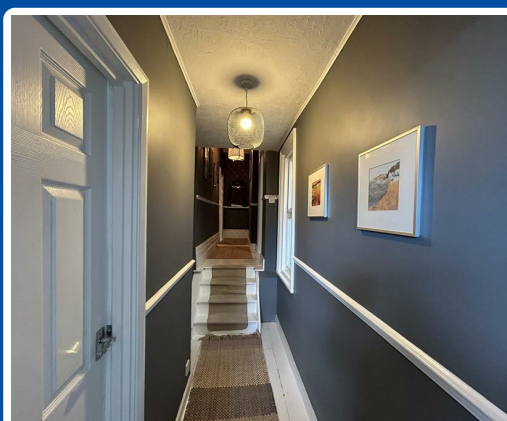
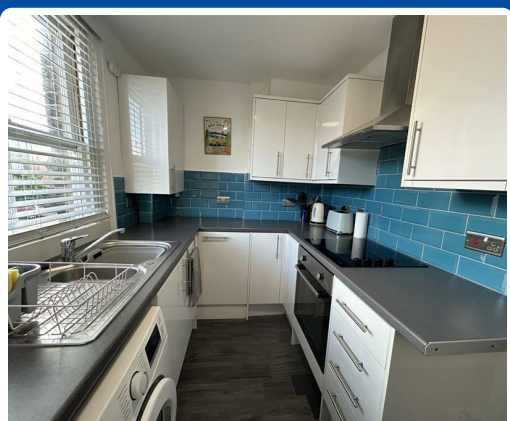
## Minnis Road, Birchington, CT7 9QB

**£995 PCM**

Just a short stroll from the scenic Minnis Bay, this charming one-bedroom furnished apartment is ready to welcome its new residents.

As you enter through the hall, you'll step into a cozy lounge located at the front of the property, complete with a balcony offering stunning sea views. Continuing through the apartment, you'll find a spacious double bedroom and a well-appointed bathroom with a matching three-piece suite and an overhead shower. The kitchen comes fully equipped with an oven, washing machine, fridge freezer, and dishwasher.

Don't let this opportunity slip away—call now to schedule your viewing and experience the coastal charm of this delightful apartment for yourself.





# Minnis Road, Birchington, CT7 9QB

Lounge 17'12" x 18' (5.18m x 5.49m)



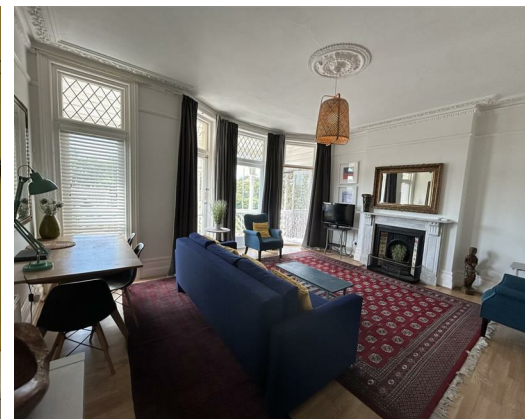
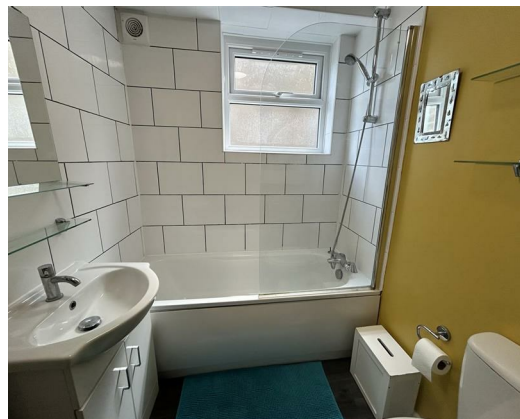
Kitchen 9'62" x 6'68 (2.74m x 1.83m)



Bedroom 9'62 x 6'68 (2.74m x 1.83m)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
	68		76
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Bathroom 6'57 x 5'48 (1.83m x 1.52m)



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
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