



PAUL WILLMOTT
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exp UK

Ferndale Court, Barrows Close, Birchington, CT7 0DB

TWO BEDROOMS • NO CHAIN • GROUND FLOOR • LONG LEASE

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🌐 www.paulwillmott.exp.uk.com



Ferndale Court, Barrows Close, Birchington, CT7 0DB

- Two Bedrooms
- Modern Shower/WC
- Sitting Room/ Diner
- Fitted Kitchen
- Double Glazed Windows
- Direct Access to Gardens
- Gas Central Heating
- Parking
- No Chain









Beautifully Presented Two-Bedroom Ground Floor Retirement Apartment in the Heart of Birchington

This delightful two-bedroom ground-floor retirement apartment is set within a sought-after, purpose-built development designed exclusively for the over-60s. Situated in the heart of Birchington, the property offers a secure and welcoming environment, with easy access to local shops, amenities, and transport links.

Upon entering the building, a well-maintained communal hallway leads to the apartment's private front door. Inside, the spacious sitting/dining room provides a bright and airy living space, with sliding doors opening onto a private patio area that overlooks the beautifully tended communal gardens—perfect for enjoying outdoor relaxation.

The well-equipped kitchen offers a range of wall and base units, providing ample storage and worktop space. The master bedroom benefits from a fitted wardrobe, while the second bedroom offers versatility, making an ideal guest room, study, or additional dining area. The modern bathroom features a stylish white suite, including a large walk-in shower, low-level WC, and wash hand basin.

Externally, the development boasts immaculate communal gardens, creating a peaceful setting for residents to enjoy. Additional benefits include on-site residents' parking and a strong sense of community within this well-regarded development.

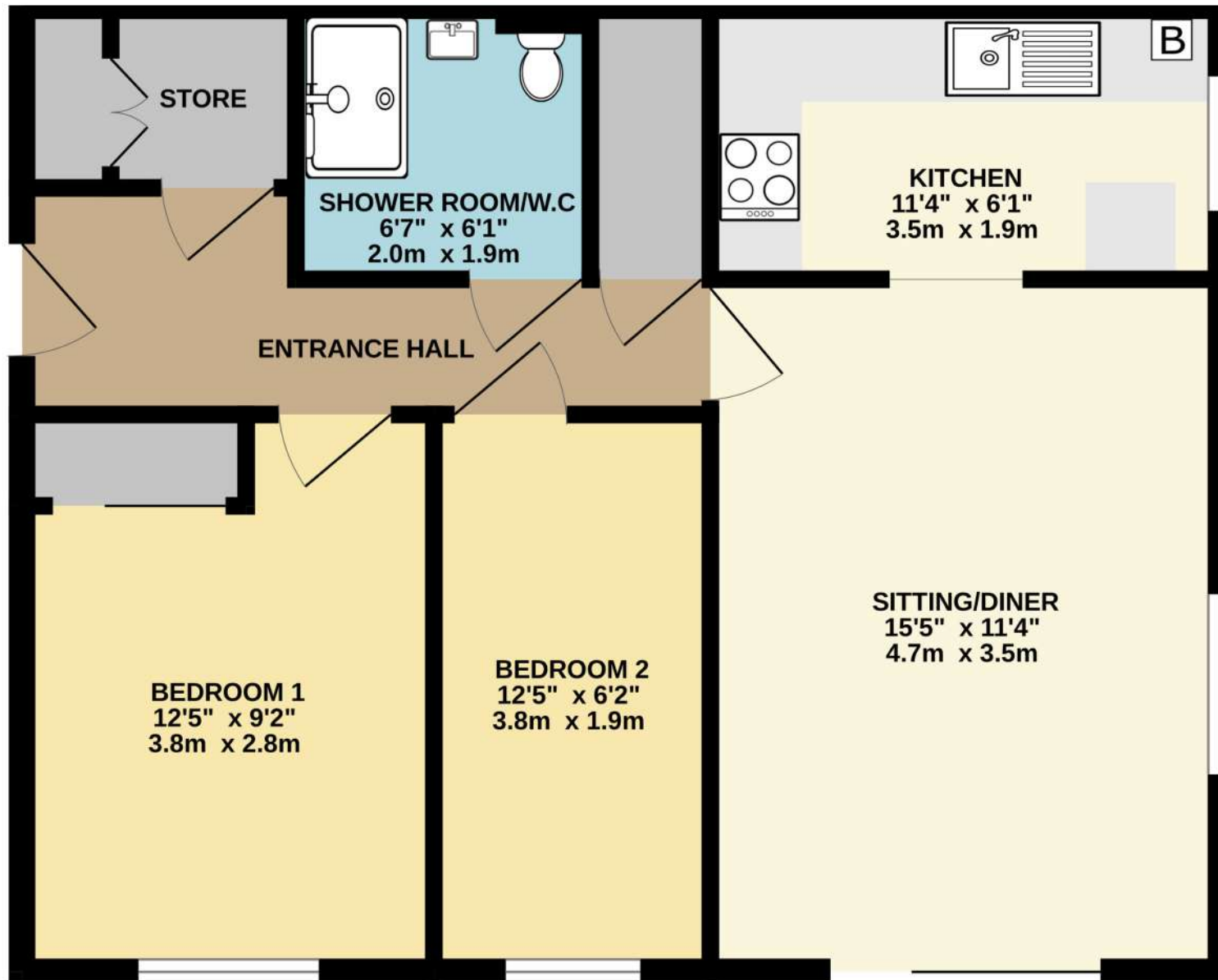
This beautifully maintained apartment is an excellent opportunity for those seeking a comfortable and secure retirement home in a prime location.

TENURE -

Leasehold - Lease extended to 99 years upon completion

Service Charge £234.96 PCM

Ground Rent £20.00 PA approx



EPC RATING : C



COUNCIL TAX BAND: B

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SCAN FOR A FREE 60 SECOND VALUATION



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