



GUILDCREST ESTATES



Flat 12, 8 Beach Avenue  
, Birchington CT7 9JS





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**Beach Avenue  
, Birchington, CT7 9JS  
£299,950**

**\*\*No Chain\*\***

This beautiful, light and spacious apartment is in the most perfect location.

Just a short walk to the beach, with sea views from both balconies, to the town centre with all local amenities, to the train station and the main bus route.

This apartment boasts two double bedrooms, bathroom, a large open plan lounge / diner and bespoke fitted kitchen with integrated appliances.

Finished to an exceptionally high standard, this modern, bright apartment has a lift and stair access with a secure entry system. There is allocated, private parking and a beautifully kept communal garden.

Mains gas, electricity, water and broadband.

This stunning apartment is low maintenance, perfectly placed and ready to move into.





Book your viewing now.

Council Tax Band C  
Lease remaining 121 years  
Ground Rent £816.66 Per Annum  
Service Charge £912.50 Per Annum

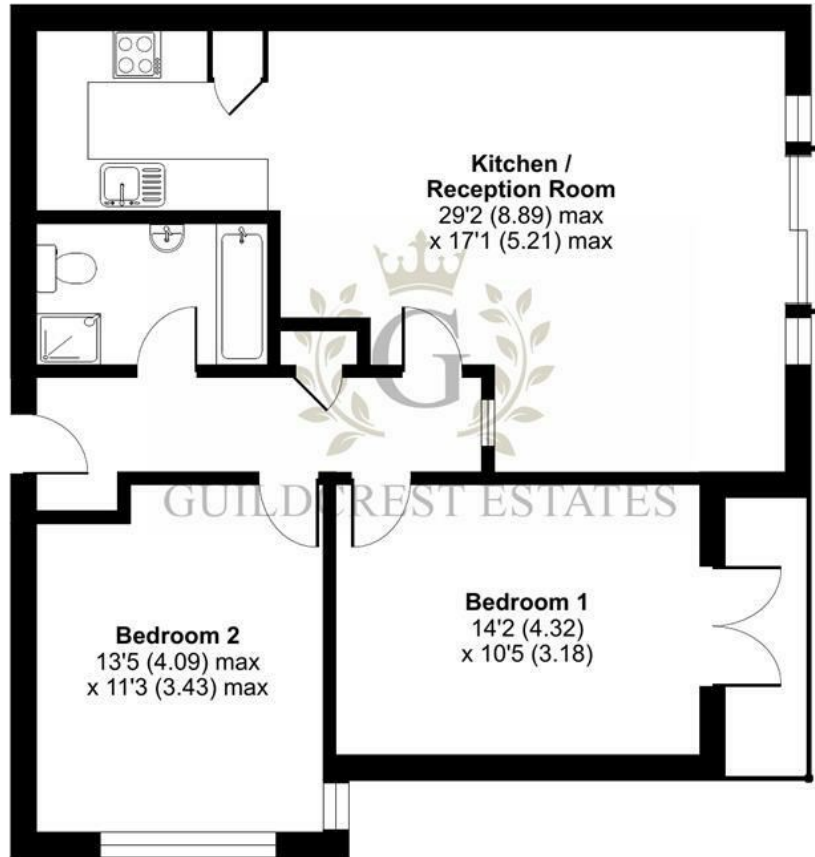
# Beach Avenue, Birchington, CT7

Approximate Area = 818 sq ft / 76 sq m

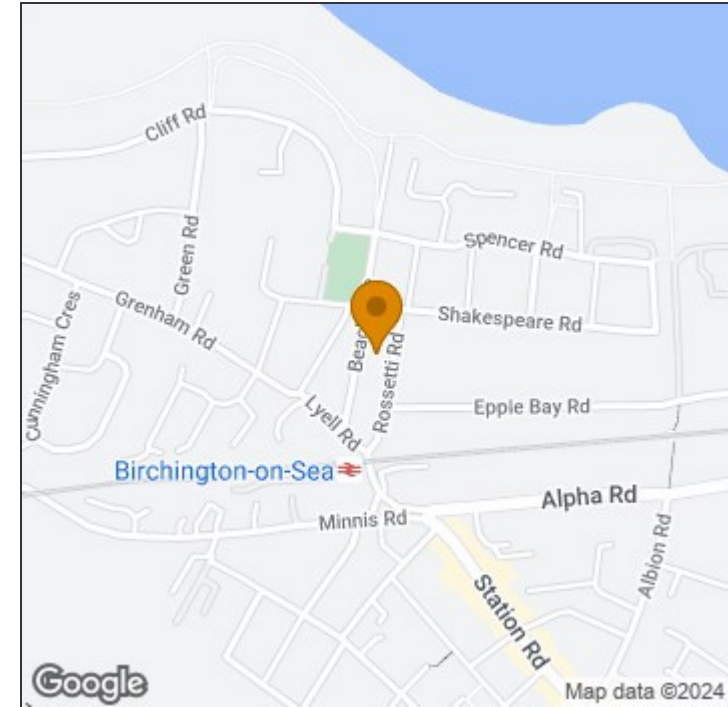
For identification only - Not to scale



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TOP FLOOR



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Guildcrest Estates Ltd. REF: 1105691

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