



Oakwood homes[®]
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Property brochure



ROSETTI COURT
LYELL ROAD
BIRCHINGTON
KENT
CT7 9JE

Price: Offers Over £210,000

2 Bedrooms

1 Reception

1 Bathroom

Off Street Parking (unallocated)

EPC C

Tenure LEASEHOLD
Council Tax B



birchington@oakwoodhomes.biz



01843 842233



www.oakwoodhomes.biz

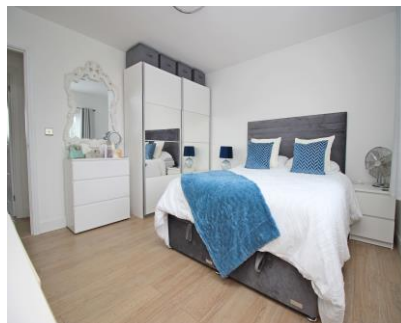
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

A prime location near the train station, village and beach with a 936 year lease, and unusually low maintenance and ground rent.. what's not to love?! We are delighted to offer to the market this immaculate two bedroom flat in the heart of Birchington. Beautifully presented throughout, the property comprises a lounge/diner, two double bedrooms, kitchen with utility area, and bathroom. There is off street parking on a first come first served basis, with plenty of on street parking. The train station is literally across the road, ideally placed for a work commute, or leisure trip transporting you to London or neighbouring towns. Epple Bay is minutes away on foot and the village with its fantastic array of shops, bars and restaurants is just over the bridge. A perfect first time buyer opportunity, holiday home or buy to let, we advise booking early to avoid disappointment. Call today to secure your viewing!

Location

The village of Birchington is located on the North Kent coast and comprises four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling High Street comprising small independent retailers alongside High Street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the west and the main A299 trunk road is only 2 miles distant.

Accommodation

Entrance

Hallway with storage cupboard.

Lounge/diner 15'4" (4.67m) x 12' (3.66m)

Kitchen 11'7" (3.53m) x 8'2" (2.49m)

Bedroom 1 12' (3.66m) x 12'4" (3.76m)

Bedroom 2 12' (3.66m) x 9' (2.74m)

Bathroom 8'5" (2.57m) x 6'5" (1.96m)

Off street parking on a first come first served basis, plus there is plenty of on street parking.

Leasehold Information

999 years from 2/5/1961 leaving 936 years.

Maintenance £1,200 per annum.

Ground rent £10 per annum. The vendor is not aware of any planned increase.



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Ground Floor



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Key Features

- Ready to move in and put your feet up!
- Two double bedrooms
- Modern and bright
- Immaculate throughout
- Over the road from the train station
- Close to the beach with lovely walks to Minnis Bay & Westgate
- Westgate golf club close by

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022643/20240220/AWDP



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