



Oakwood homes[®]
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Property brochure



 Oakwood homes

BRANDON WAY
BIRCHINGTON
KENT
CT7 9XE

Price: £155,000

1 Bedroom

1 Reception

1 Bathroom

Allocated Parking

EPC C

Tenure LEASEHOLD
Council Tax B



birchington@oakwoodhomes.biz



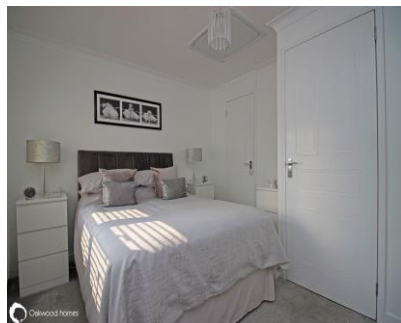
01843 842233



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The Property

Fully renovated one bedroom apartment, situated within popular Birch Hill Park. Located in a peaceful cul-de-sac, this apartment provides convenient access to the village of Birchington, amenities and public transport links. Inside the property boasts a spacious bedroom, a generously sized lounge connected to a modern fitted kitchen and a stylish bathroom. Outside, you'll find an allocated parking space and a dedicated clothes drying area. Whether you're a first-time buyer or looking for an investment, this property is a fantastic choice. Contact Oakwood homes to arrange 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. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach.

Accommodation

Entrance Hall

Lounge	15'2" (4.62m) x 10'5" (3.17m)
Kitchen	6'2" (1.88m) x 10'5" (3.17m)
Bedroom	12'3" (3.73m) x 10'6" (3.20m)
Bathroom	5'5" (1.65m) x 7'4" (2.24m)

Allocated parking space

Lease remaining 91 Years

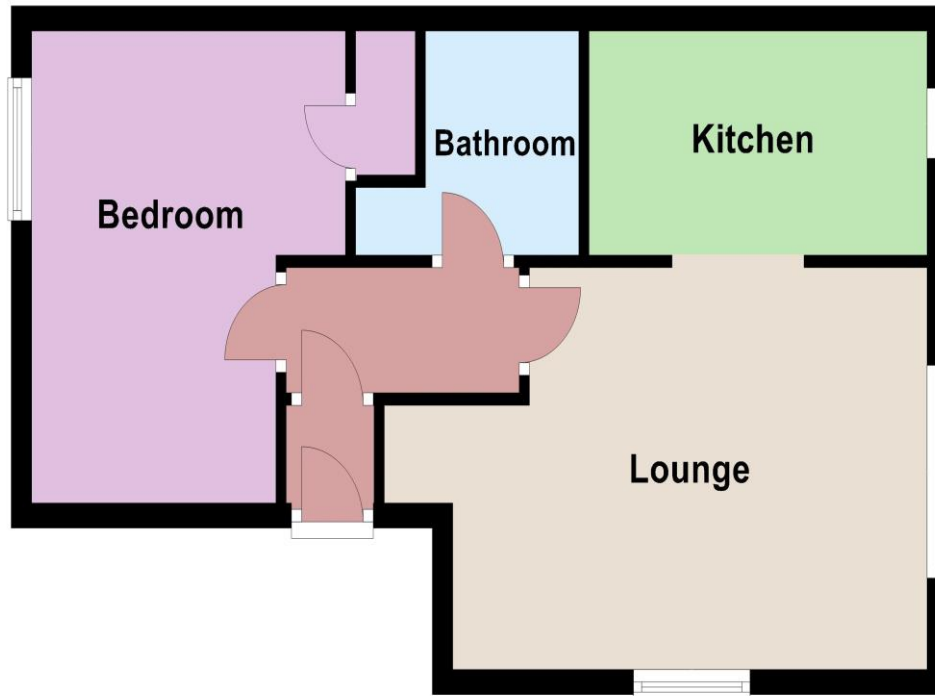
Maintenance charge £1,024 - £2200 per annum including ground rent and buildings insurance

Ground rent £150 PA, next increase due 2040 - rising to £775 but vendor has so far been able to confirm whether the rise is in increments or when it will reach £775



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Top Floor



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Plan produced using PlanUp.

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Key Features

- Purpose built apartment
- Fully renovated
- Allocated parking
- Short walk to village, amenities and public transport links
- Perfect first time buy, downsize or buy to let

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. BIR0023908/20240820/AWDP

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