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Property brochure



57 COURT MOUNT
BIRCHINGTON
KENT
CT7 0BT

Price: Offers in the region of
£120,000

.....
2 Bedrooms
.....

.....
1 Reception
.....

.....
1 Bathroom
.....

Tenure LEASEHOLD
Council Tax A



 birchington@oakwoodhomes.biz

 01843 842233

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The Property

Take a look at this chain free two bedroom spacious park home on a rarely available generous sized private plot. Court Mount Park is a popular all year residency site for the over 55s in the village of Birchington. Accommodation comprises a bright lounge, large kitchen/diner, two bedrooms with built in wardrobes and shower room. The back door entrance offers ramp access for wheelchair users. A pretty garden wraps around the property and is landscaped in sections with patio and seating areas, balcony and borders. There is a large storage unit for gardening tools etc. This property needs to be viewed to fully appreciate what it has to offer, and all at a very reasonable price. Call 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	
Lounge	16'5" (5.00m) x 11' (3.35m)
Kitchen/diner	
Dining area	20' (6.10m) into the kitchen x 8' (2.44m)
Kitchen area	9'2" (2.79m) widest point
Bedroom 1	9'8" (2.95m) x 9'22" (3.30m)
Bedroom 2	9'4" (2.84m) x 7' (2.13m)
Shower Room	6'4" (1.93m) x 5'4" (1.63m)

OUTSIDE

A private garden, fenced off at the front, wraps around the bungalow and is landscaped in sections with patio, seating areas, balcony and borders.

Material Information

Council Tax Band A

Site fees £268.65 per month which includes water rates..

Electricity only.

The vendor has advised there is broadband supplied.

On street free parking.

No dogs allowed.

Model - Omar Suburban - 1995

30' (9.14m) x 20' (6.10m)



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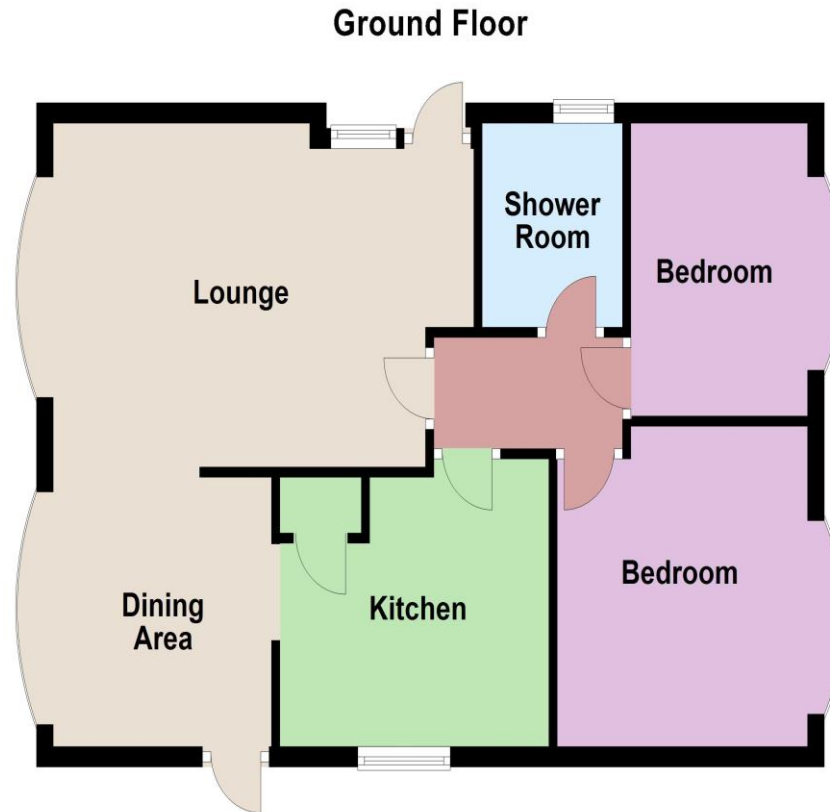


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Key Features

- Offer in the region of
- Chain free
- 2 bedroom bungalow in Court Mount Park
- Lovely gardens
- Private patio
- Wheelchair ramp to rear door
- Over 55's

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0023868/240828AWCW



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