

Property brochure



BRANDON WAY
BIRCHINGTON
KENT
CT7 9XE

Price: Offers over £140,000

1 Bedroom

1 Reception

1 Bathroom

Allocated Parking

EPC D

Tenure LEASEHOLD
Council Tax B



birchington@oakwoodhomes.biz



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The Property

A one bedroom maisonette in a quiet cul-de-sac. Nestled in peaceful Brandon Way, this one bedroom first-floor maisonette offers easy access to Birchington village, a mainline train station, local schools, and major bus routes. The property features a spacious 12ft bedroom, a comfortable lounge/dining space opening into a well appointed kitchen, and a modern bathroom. Additional benefits include a private entrance and Loft and outdoor storage room, as well as allocated and visitor parking bays. Kept in excellent condition, this property is an ideal choice for an investment or first-time purchase. 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 Eppele 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

Lounge	14'7" (4.45m) x 10'5" (3.17m)
Kitchen	6' (1.83m) x 10'5" (3.17m)
Bedroom	10' (3.05m) x 13' (3.96m)
Bathroom	6'3" (1.91m) x 4'9" (1.45m)

External

Storage Room

Allocated and visitor's parking

Length of Lease: 91 years remaining (125 years commencing March 1990)

Maintenance Charge: £2,200 (Includes Buildings Insurance, Ground Rent)

Broadband is delivered via fibre to the premises



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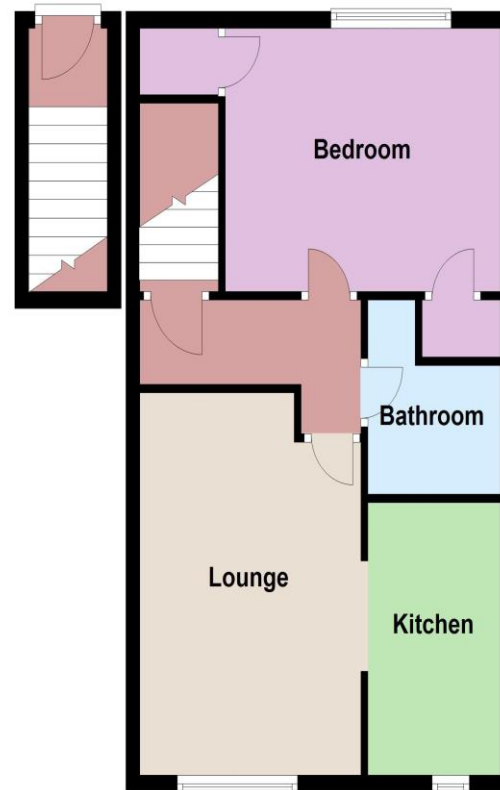
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putting people first

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First Floor



Key Features

- Private entrance
- Allocated parking
- Visitor Parking
- 13' (3.96m) x 10' (3.05m) master bedroom
- Move In ready
- Modern kitchen and bathroom
- Popular residential location

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Plan produced using PlanUp.

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0024174/24111JLCW



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