

## Property brochure



MILES COURT  
ETHELBERT ROAD  
MINNIS BAY  
KENT  
CT7 9QA

Price: £200,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Parking

EPC C

Tenure LEASEHOLD  
Council Tax B



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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## The Property

Beautifully maintained two-bedroom first floor apartment in the sought after Miles Court. Perfectly situated on Ethelbert Road, the property enjoys an ideal location, just a short stroll from Minnis Bay beach. This apartment has been well maintained by the current owner, making it an excellent choice. Whether you're seeking a delightful holiday retreat, a spacious first-time home, or a downsized property that doesn't compromise on space, this apartment ticks all the boxes. Inside, the property features two generously sized bedrooms, a modern kitchen with fitted wall and base units, and ample space for appliances. The bright and airy lounge/diner offers plenty of room for relaxing or entertaining, and the family bathroom is well appointed. Additional benefits include allocated off-street parking at the rear of the property. Don't miss out on this fantastic opportunity to own a superbly presented apartment in a prime location! Contact Oakwood homes to arrange your viewing.

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## 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.

## Accommodation

Entrance Hallway leading to

Lounge/Diner	15'1" (4.60m) x 14'11" (4.55m)
Bathroom	5'4" (1.63m) x 7'8" (2.34m)
Kitchen	7'8" (2.34m) x 12'9" (3.89m)
Bedroom	8'7" (2.62m) x 12'11" (3.94m)
Bedroom	8'7" (2.62m) x 11'6" (3.51m)
Hallway	4'9" (1.45m) x 3'6" (1.07m)

Allocated parking

Broadband is provided by fibre to a cabinet

The lease does not allow the keeping of pets, holiday lets or air bnb lets

98 years remaining on lease

£300 ground rent

£1356 per year maintenance charge



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### Key Features

- Spacious apartment
- Allocated parking
- Minnis Bay location
- Short walk to sandy beach
- Easy access to Birchington village
- Close to Minnis Bay Shops

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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. BIR0018782/25.0107JLCW



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