



Oakwood homes®
putting people first

Property brochure



FERNDAL COURT
BIRCHINGTON
KENT
CT7 0DB

Price: £110,000

1 Bedroom

1 Reception

1 Bathroom

Resident's Parking

EPC C

Tenure LEASEHOLD
Council Tax A



birchington@oakwoodhomes.biz



01843 842233



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The Property

Chain free ground floor retirement apartment for the over 60s in Birchington. This well presented ground floor apartment has been improved throughout by the current owner and is located in a sought after retirement complex, offering close proximity to the local village shops, train station, and amenities. The apartment features bright and airy accommodation, with double aspect windows and French doors in the lounge that open onto the beautifully maintained communal gardens. The apartment has a dedicated space for your own plants and flower pots. The double bedroom comes complete with fitted wardrobes, providing ample storage, while the fully fitted kitchen includes space for white goods. With no onward chain, this property is ready for you to move in and enjoy. Book your viewing today to appreciate the charm and potential this lovely home has to offer! Cash buyers only.

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 Eppe Bay at the eastern most end.. 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. Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities all within easy reach.

Accommodation

Lounge	15'6" (4.72m) x 12'5" (3.78m) (with direct access to communal gardens)
Kitchen	9'6" (2.90m) x 5'7" (1.70m)
Bedroom	12'3" (3.73m) x 10' (3.05m)
Bathroom	6'8" (2.03m) x 6' (1.83m)
Resident's and guest parking	

Years Remaining On Lease: 57

Maintenance Charge: £2812.32

Ground Rent: £10

Internet is provided to the property via fibre to the house



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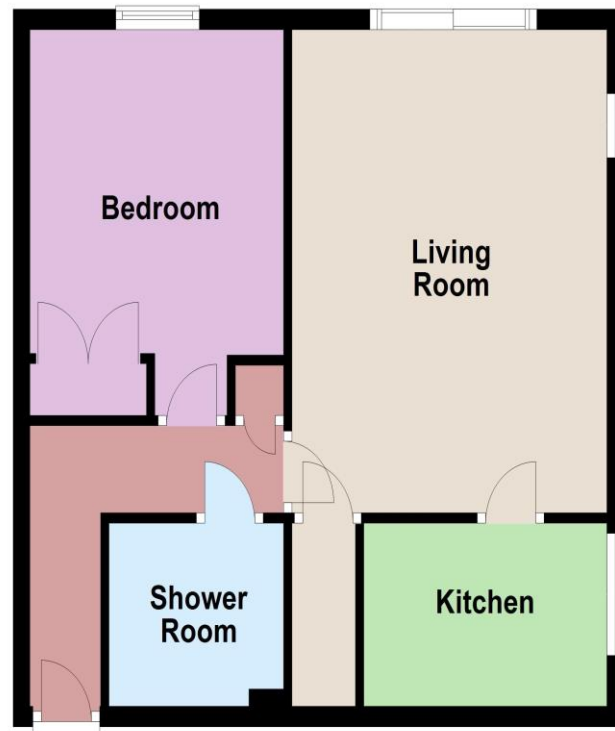


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Ground Floor



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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. BIR0024434/20250203/JLDP

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Key Features

- Ground floor apartment
- Parking
- Direct access to garden
- No work needed
- Move In ready
- Desirable retirement complex
- Over 60s

Need a mortgage..?

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