

Property brochure



CLAIRE COURT
KENT GARDENS
BIRCHINGTON
KENT
CT7 9RZ

Price: £180,000

1 Bedroom

1 Reception

1 Bathroom

1 Garage

EPC

Tenure LEASEHOLD
Council Tax A



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The Property

Spacious ground floor apartment with private patio, garage & long lease – No Chain! Situated within the highly sought-after Claire Court, this well presented one bedroom ground floor apartment, offers a secure and comfortable living environment in a prime location. Just moments from village amenities, shops, and transport links, this fantastic home also benefits from a long lease, a private patio area, and a garage. The property boasts a bright and spacious living room, which opens directly onto the private patio. The well equipped kitchen offers ample storage and work top space, while the generously sized double bedroom features built-in wardrobes for added convenience. A modern bathroom completes the accommodation. Residents of Claire Court enjoy a welcoming and friendly community, with beautifully maintained communal areas and gardens. The property also benefits from a private garage, ideal for secure parking or additional storage. With the added advantage of no onward chain, this apartment presents an excellent opportunity for those looking to downsize into a low maintenance and well located home. Viewing is highly recommended!

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	15'4" (4.67m) x 13'8" (4.17m) (direct access to private garden)
Kitchen	5'5" (1.65m) x 13'8" (4.17m)
Bedroom	13'2" (4.01m) x 9'6" (2.90m)
Bathroom	6'2" (1.88m) x 6'8" (2.03m)

Broadband is delivered via fibre to the premises

Lease Length Remaining: 957 Years

Maintenance Charge: £1000 Per Annum

Ground Rent: £0



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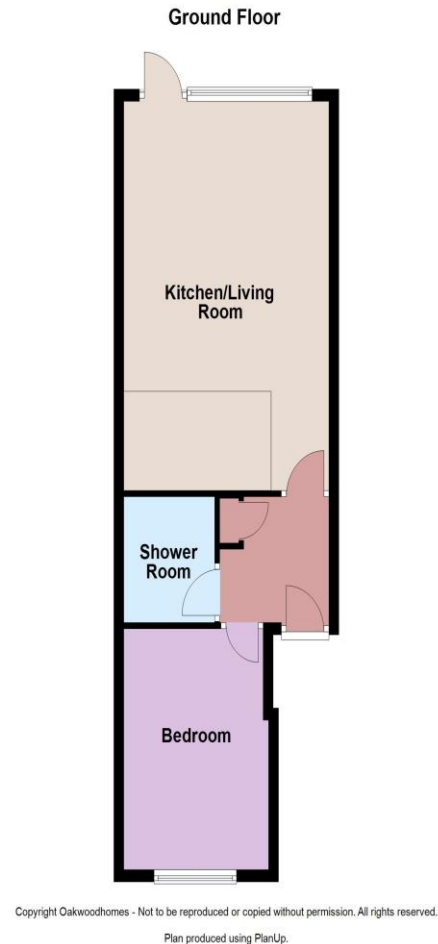


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Key Features

- Retirement Apartment
- Central Birchington Location
- EPC: C
- Garage With Power
- Ground floor
- Direct Access To Garden
- 957 Year Lease Remaining
- £1000 Maintenance Per Year
- No Chain

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0024462/20250212/JLDP



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