




YOUR MOVE
 YOUR MOVE - Charterhouse
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Ferndale Court, Barrows Close,
Birchington, Kent

Offers Over £110,000

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DESCRIPTION

RETIREMENT APARTMENT - NO CHAIN - VACANT - SEARCHES IN PLACE! Your Move are delighted to bring to the market this recently refurbished 1st floor two bedroom apartment with an abundance of storage. The current owners during the last 4 years have replaced the bathroom, new carpets, new double glazed windows, added Schreiber fitted bedroom furniture, refurbished the kitchen and replaced the consumer unit. This home benefits from 2 bedrooms but the current owners have opened one up to create a dining area but this could easily be turned back into another bedroom. With gas central heating, sky and broadband, resident and visitor parking plus the use of a communal garden. For peace of mind, this home also has the added benefits of internal Tunstall personal call alarms, smoke and fire alarm, entry phone system, fully insulated and fire doors throughout. We have been advised that dogs and pets are allowed and although there is also an age restriction to 60 plus the management company have been open to residents in their late 50's. This property is ideally placed being just a short walk to Birchington's shops and transport links. This property is in a very good decorative order and located in a small block of 6, viewings are highly recommended so call today on 01843 842838.

COMMUNAL ENTRANCE

Via a Chubb interlink security system into the communal entrance with door to the communal gardens and access through to the main road and bus stop.

ENTRANCE HALL

With door entry phone, radiator, new carpet, large cupboard with power and space for freezer, further storage cupboard and further large storage cupboard.

STORAGE CUPBOARD 3

Extra large storage cupboard

BEDROOM 1

With double glazed window to the side, radiator, carpeted, telephone point, fitted Schreiber bedroom furniture including two bedside units.

BEDROOM 2

Currently used as a dining area with square arch to the lounge but could be turned easily back into a bedroom. With double glazed window to the side, radiator, carpeted, coving.

LOUNGE

With a double glazed window to the side, radiator, tv point, telephone point, sky and broadband point, carpeted, coving, feature fireplace with oak surround, stone back and hearth with electric fire.

BATHROOM

Completely tiled walls and floor with double shower cubicle, electric Mira shower, low level wc, wash basin set in white gloss vanity unit, extractor, chrome heated towel rail.

KITCHEN

With a double glazed window looking out onto the communal gardens. A range of matching wall and base units in a maple effect finish, 1.5 bowl stainless steel sink set into a modern mottled dark worktops. Electric oven and ceramic hob with extractor over, tiled splashbacks and tile effect flooring. Wall mounted boiler, Hotpoint fridge and self condensing washer dryer.

COMMUNAL GARDENS

Accessed via the inter communal door, this pretty garden has a number of trees, shrubs and flowers and residents are welcome to contribute although a gardener is employed.

RESIDENTS PARKING

Ample off street parking for residents and visitors

LOCATION

Ideally located just a short walk from Birchington's array of local shops, cafes, bus and transport links.

LEASE AND MAINTENANCE DETAILS

We have been advised by the current owners that the lease is 65 years. The ground rent is only £20 per annum with a service charge which includes the Tunstall personal alarms, maintenance, cleaning and gardening is £1968 per annum. The council tax is band B and we have been informed that a resident has recently renewed their lease for an addition 99 years at a total cost of approximately 7.5k via Hanover Charitable Housing Association.

DIMENSIONS

Storage Cupboard 3

0.89m x 1.78m (2'11" x 5'10")

Bedroom 1

2.82m x 3.75m (9'3" x 12'4")

Bedroom 2

1.96m x 3.75m (6'5" x 12'4")

Lounge

3.51m x 4.71m (11'6" x 15'6")

Bathroom

2.07m x 1.78m (6'9" x 5'10")

Kitchen

3.48m x 1.81m (11'5" x 5'11")



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Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Mortgage & Financial Advice

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Represented



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