



YOUR MOVE
YOUR MOVE - Charterhouse

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Beach Avenue, Birchington, Kent

£120,000

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DESCRIPTION

RETIREMENT APARTMENT - NO CHAIN Your Move are delighted to market this lovely double bedroom, 3rd floor retirement apartment in this purpose built sought after property. The apartment benefits from being well maintained with neutral decor and some lovely views. It has a double bedroom with built in wardrobe, a lounge, modern fitted kitchen, good sized bathroom with a bath and shower over and a large storage cupboard. The complex itself benefits from a communal lounge and kitchen, guest suite, laundry room, on site manager, buggy charging, lift to all floors and secure entry system. Located just a short stroll from Birchington's shops and with no chain and over 100 years on the lease this apartment really needs to be viewed, so call today on 01843 842838 EPC Rating B

MAIN ENTRANCE

Secure entry with managers office

COMMUNAL LOUNGE

Lovely communal area with seating and TV

COMMUNAL KITCHEN

Located just off the lounge

LAUNDRY ROOM

With a number of washer/dryers

APARTMENT ENTRANCE HALL

Carpeted with coving, dado rail, smoke alarm.

STORAGE CUPBOARD

With tank and fuse box

LOUNGE

Via a glass panelled door, carpeted, double glazed window to the front, feature electric fireplace, coving, Dimplex wall mounted heater, tv and telephone points, entry phone.

KITCHEN

Via a glass panelled door with a double glazed window to the front. With a range of matching wall and base units in a beech finish with mottled worktops, tiled splash backs, stainless steel sink and drainer. Integrated fridge and freezer, eye level Zanussi oven, electric hob with extractor over, coving, cushioned flooring and wall mounted Dimplex heater.

BEDROOM

With a double glazed window to the front, carpeted, built in mirrored wardrobe, coving, Dimplex wall mounted heater, telephone and tv point.

BATHROOM

Wash basin into white vanity unit with mirror and light over with shaver point, panelled bath with shower over and screen, low level wc, localised tiling, heated towel rail, Dimplex wall mounted heater.

LOCATION

Ideally located just a 2 minute walk to the local shops with transport links and a 5 minute walk to the cliff tops.

LEASE AND MAINTENANCE

We have been advised that there are 112 years on the lease with a ground rent of £655 per annum and annual service charges of £1943 Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund. The council tax band is B and pets are considered

FLOORPLAN

DIMENSIONS

Storage Cupboard - 1.59m x 0.99m (5'3" x 3'3")

Lounge - 2.47m x 5.36m (8'1" x 17'7")

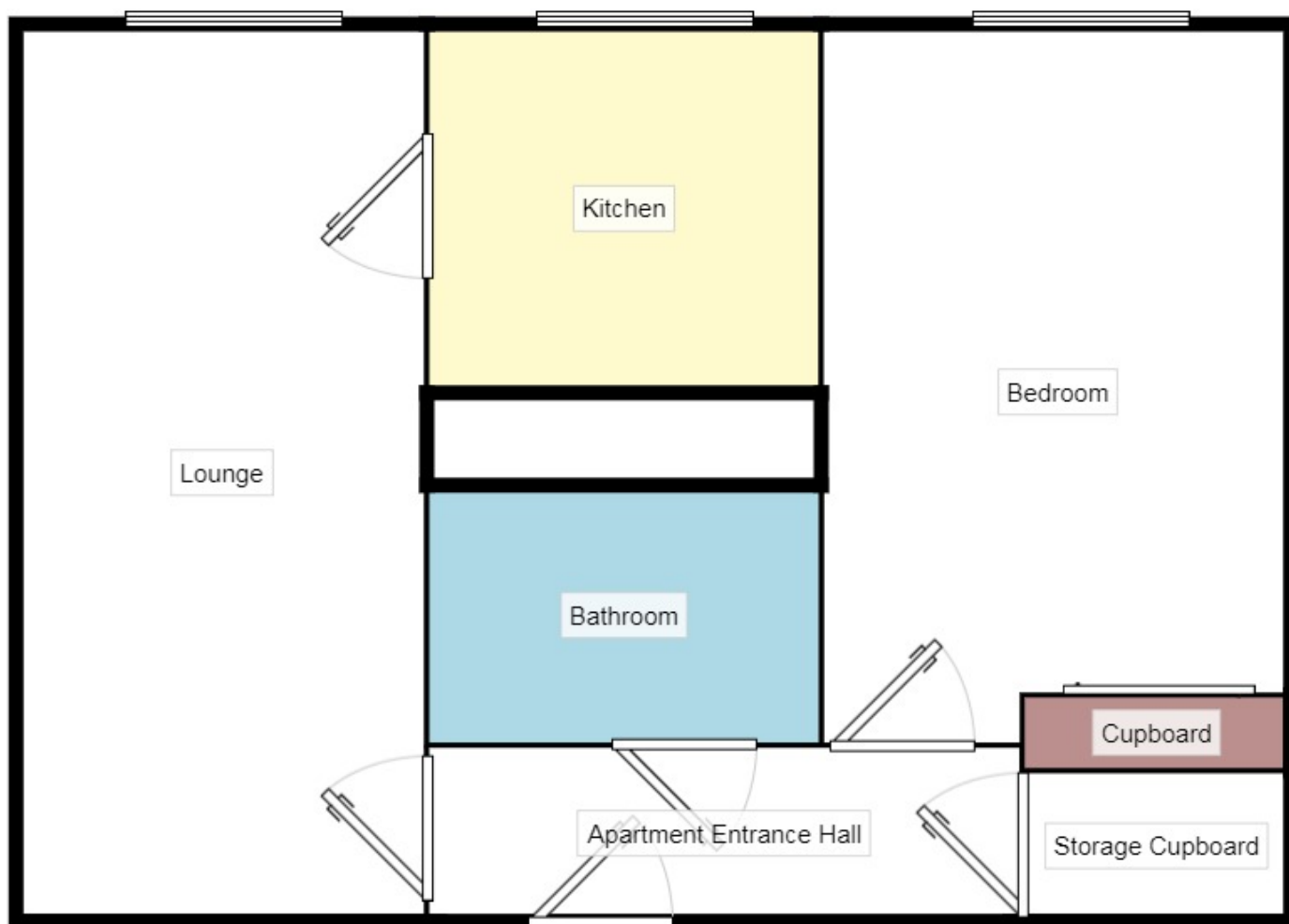
Kitchen - 2.36m x 2.19m (7'9" x 7'2")

Bedroom - 2.82m x 4.31m (into wardrobe) (9'3" x 14'2" (into wardrobe))

Bathroom - 2.11m x 1.53m (6'11" x 5'0")



Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

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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.

Fixtures & Fittings

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

Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

All Measurements

All Measurements are Approximate



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