



Oakwood homes[®]
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Property brochure



EPPLER BAY ROAD
BIRCHINGTON
KENT
CT7 9EN

Price: £170,000

1 Bedroom

1 Reception

1 Bathroom

EPC F

Tenure LEASEHOLD
Council Tax A



birchington@oakwoodhomes.biz



01843 842233



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The Property

Stunning first floor apartment located minutes from sandy beaches and Birchington village. This beautifully presented one-bedroom apartment makes an ideal choice. Just a short stroll from sandy beaches and the heart of Birchington's vibrant village, this property offers a desirable location and tasteful décor throughout. Inside, you'll find a cozy lounge/dining area, alongside a contemporary, well-equipped kitchen. The spacious double bedroom provides ample comfort. The apartment also comes with some private outside space. Recent updates include new double glazing. This apartment is ready to move in and enjoy, Contact Oakwood homes To arrange your viewing

Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple 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

ACCOMODATION

Lounge	10'6" (3.20m) x 13'4" (4.06m)
Bedroom	9'3" (2.82m) 9'3" (2.82m)
Kitchen	9'6" (2.90m) x 7' (2.13m)
Bathroom	9'2" (2.79m) 9'3" (2.82m)

EXTERNAL

Private Garden

On Street Parking

125 year lease from January 2024

Maintenance is shared between flats on an "as and when" basis

The broadband is delivered by fibre to the house



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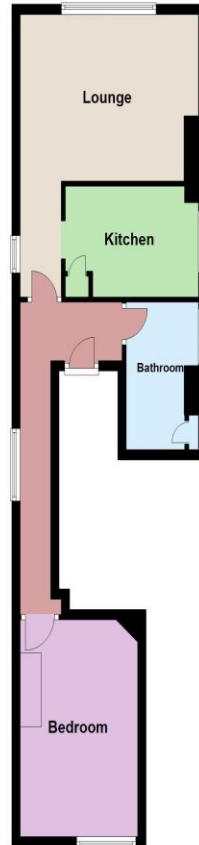
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Ground Floor
Approx. 46.4 sq. metres (499.0 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

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Plan produced using PlanUp.

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Key Features

- Stunning first floor apartment
- Outside space
- Move In ready
- Perfect first home or holiday home
- Minutes walk from sandy beaches
- Minutes walk to shops & public transport
- Desirable location

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. BIR0015949/241108JLCW



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