



Flat 19, Taplin Court Albion Road, Birchington  
£90,000



# Flat 19

Taplin Court Albion Road, Birchington

BEAUTIFULLY PRESENTED ONE BEDROOM RETIREMENT APARTMENT IN THE HEART OF BIRCHINGTON! Miles & Barr are extremely pleased to be offering this newly refurbished second floor retirement apartment located in the ever popular Taplin Court, situated within approx. 100 yards of Birchington's main shopping parade. The property boasts bright and airy accommodation comprising of a double bedroom with fitted wardrobes, a fitted kitchen with integrated oven and hob, a 19ft lounge diner and a newly installed contemporary shower room. Further benefits include double glazing and NO FORWARD CHAIN. The development itself offers a communal lounge playing host to a wide variety of activities and coffee mornings as well as having well maintained communal gardens and laundry room. In our opinion the property is in good decorative order having been recently redecorated and carpeted throughout. An early internal viewing is essential to fully appreciate all that is on offer! Tenure: Leasehold

- One Bedroom Retirement Apartment
- Separate Kitchen
- Modern Fitted Shower Room
- 19ft Lounge Diner
- Newly Decorated & Neutrally Carpeted
- No Onward Chain
- Central Birchington Location
- On Site House Manager
- Residents Lounge & Laundry Room





## Entrance

## Entrance Hall

## Kitchen

Dimensions: 2.31m x 2.13m (7'7 x 7'0).

## Lounge

Dimensions: 5.97m x 3.25m (19'7 x 10'8).

## Bedroom

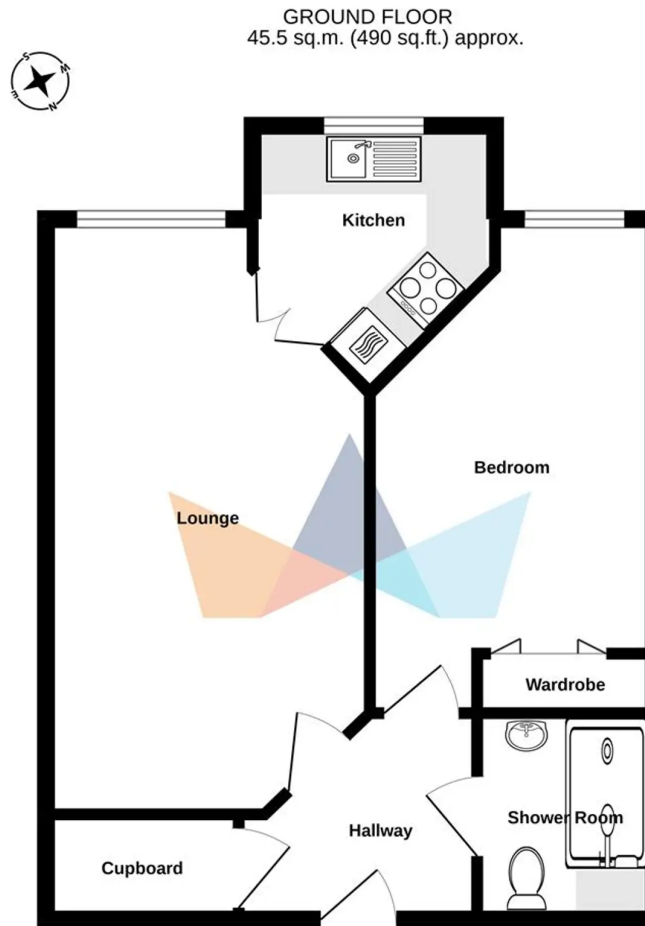
Dimensions: 4.75m x 2.82m (15'7 x 9'3).

## Shower Room

Dimensions: 2.08m x 1.73m (6'10 x 5'8).

## Second Floor





TOTAL FLOOR AREA: 45.5 sq.m. (490 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Miles & Barr

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