



Flat 5, April Rise Alfred Road, Birchington  
£235,000

# Flat 5

## April Rise Alfred Road, Birchington

WELL PRESENTED TWO BEDROOM APARTMENT IN THE HEART OF MINNIS BAY! Miles & Barr are extremely pleased to be offering this well presented third floor apartment located in the ever popular April Rise, Minnis Bay. Ideally situated within a stones throw of the seafront and beach, Minnis Bay's local parade of shops and restaurants are also close at hand with Birchington's main high street and train station only a ride away. Internally the property boasts two double bedrooms, a 19ft lounge diner complete with your own private balcony, a modern fitted kitchen and contemporary shower room. The property is East to West facing so you can enjoy the morning sun eating breakfast on the balcony and experience the famous "Turner" sunsets from the bedroom windows in the evening. There are also sideway sea views from both aspects making this the perfect home for anyone wanting to be truly "beside the seaside". In our opinion the property is in good decorative order throughout having been well maintained and modernised by the previous owners. The seller has informed us that the apartment is being offered with a share of the freehold and there is also a useful garage on the ground floor. The property is being offered with NO ONWARD CHAIN and keys are available for immediate viewings!

- Private Balcony With Sideway Sea Views
- Modern Fitted Kitchen & Shower Room
- No Onward Chain
- Garage
- 19ft Lounge Diner
- Two Double Bedrooms
- Central Minnis Bay Location
- Good Decorative Order Throughout





## Entrance

### Lounge / Diner

Dimensions: 5.82m x 3.99m (19'1 x 13'1).

### Shower Room

Dimensions: 2.51m x 1.91m (8'3 x 6'3).

### Kitchen

Dimensions: 2.90m x 2.79m (9'6 x 9'2).

### Bedroom One

Dimensions: 4.83m x 3.61m (15'10 x 11'10).

### Bedroom Two

Dimensions: 3.86m x 3.00m (12'8 x 9'10).

### Private Balcony

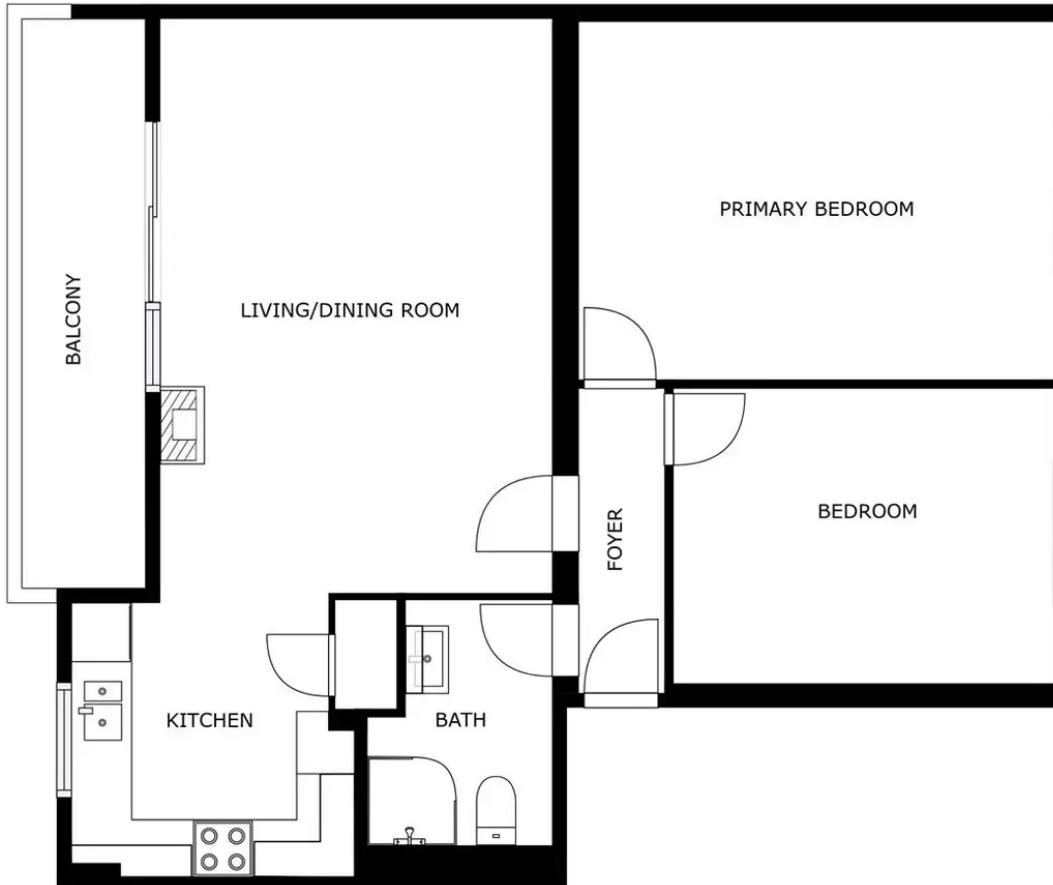
Dimensions: 5.61m x 1.37m (18'5 x 4'6).

### Third Floor

### Garage

### External





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 774 sq. ft. EXCLUDED AREAS:  
 BALCONY: 79 sq. ft  
 TOTAL: 774 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 **Matterport**

## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)