



Flat 34, Bierce Court, 1 Lyell Road
£260,000



Flat 34

Bierce Court, Birchington

BEAUTIFULLY PRESENTED TWO BEDROOM RETIREMENT APARTMENT WITH SOUTH FACING GARDEN VIEWS! Miles and Barr are extremely pleased to be offering this beautifully presented two bedroom apartment located in the ever popular Bierce Court, Birchington. Ideally situated within easy reach of Birchington's main high street and train station, all other major amenities and the seafront are also close at hand. The apartment itself has undergone complete refurbishment over the past few years and is arguably one of the best examples we have seen for some time. The property boasts a bright and airy lounge diner with it's own private balcony with a south facing aspect and views out over the communal gardens, a modern fitted kitchen with a range of integrated appliances, a newly fitted shower room and separate WC and two double bedrooms with the master being larger than average with bespoke fitted "Sharpe's" wardrobes. Bierce Court is a block specifically designed for retired people with an on site house manager, boasts extremely well kept landscaped grounds and also has its own car park and external drying area. In our opinion this property would make the perfect home for any buyer in search of convenience and who is wanting something ready to move into! An early internal viewing is essential to fully appreciate all that is on offer!

Tenure: Leasehold

- Two Double Bedrooms
- Newly Fitted Contemporary Shower Room & Separate WC
- On Site House Manager
- Residents Car Park
- Central Birchington Location





Entrance

Lounge / Dining Room

Dimensions: 5.56m x 4.93m (18'3 x 16'2).

Kitchen

Dimensions: 2.95m x 2.24m (9'8 x 7'4).

Bedroom One

Dimensions: 5.64m at widest point x 4.98m into fitted wardrobe.

Bedroom Two

Dimensions: 3.18m x 2.82m (10'5 x 9'3).

Shower Room

Dimensions: 2.16m x 1.52m (7'1 x 5'0).

Separate WC





Miles & Barr

33 Station Road, Birchington - CT7 9DJ

01843 844 899

Birchington@milesandbarr.co.uk

www.milesandbarr.co.uk/

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