



Flat 10, Ringsloe Court The Parade, Birchington

Offers in Region of £399,500



Flat 10

Ringsloe Court The Parade, Birchington

SPACIOUS TWO BEDROOM PENTHOUSE APARTMENT WITH STUNNING SEA VIEWS! Miles & Barr are extremely pleased to be offering this rarely available penthouse apartment located in the ever popular Ringsloe Court, Minnis Bay. Ideally situated offering stunning west facing sea views out across Minnis Bay and looking towards Reculver Towers, this generous apartment is perfectly placed to enjoy our famous "Turner" sunsets. Originally planned as a three bedroom property, it has been redesigned to maximise the living space available. The property now boasts two bedrooms, a modern fitted kitchen, a 28ft x 25ft lounge diner, a bathroom and separate WC and also benefits from its own private roof terrace. Although situated on the second floor, there is a lift to all floors and a secure entry phone system. Externally there is also an allocated parking space. In our opinion this property would make the perfect home for anyone looking to relocate closer to the seaside or who wants a secure second home to enjoy. The property is being offered CHAIN FREE and keys are available for immediate viewings. MATERIAL INFORMATION Length of lease: 999 years from 24/06/1988 Annual ground rent amount: N/A Ground rent review period: N/A Annual service charge amount: approx. £2144 per year Service charge review period: TBC Council tax band: C Tenure: Share of Freehold

- Share Of Freehold With Long Lease
- Spacious Two Bedroom Penthouse Apartment
- Allocated Off Street Parking
- No Onward Chain
- Beautiful West Facing Sea Views
- Modern Fitted Kitchen
- Central Minnis Bay Location





Lounge Diner

Dimensions: 8.56m x 7.82m at widest point (28'1 x 25'8 at wide).

Kitchen

Dimensions: 3.89m x 3.61m (12'9 x 11'10).

Separate WC

Second Floor

Bedroom One

Dimensions: 4.29m x 3.30m (14'1 x 10'10).

Bedroom Two

Dimensions: 3.66m x 2.21m (12'0 x 7'3).

Bathroom

Dimensions: 4.14m x 2.31m (13'7 x 7'7).

Private Roof Terrace

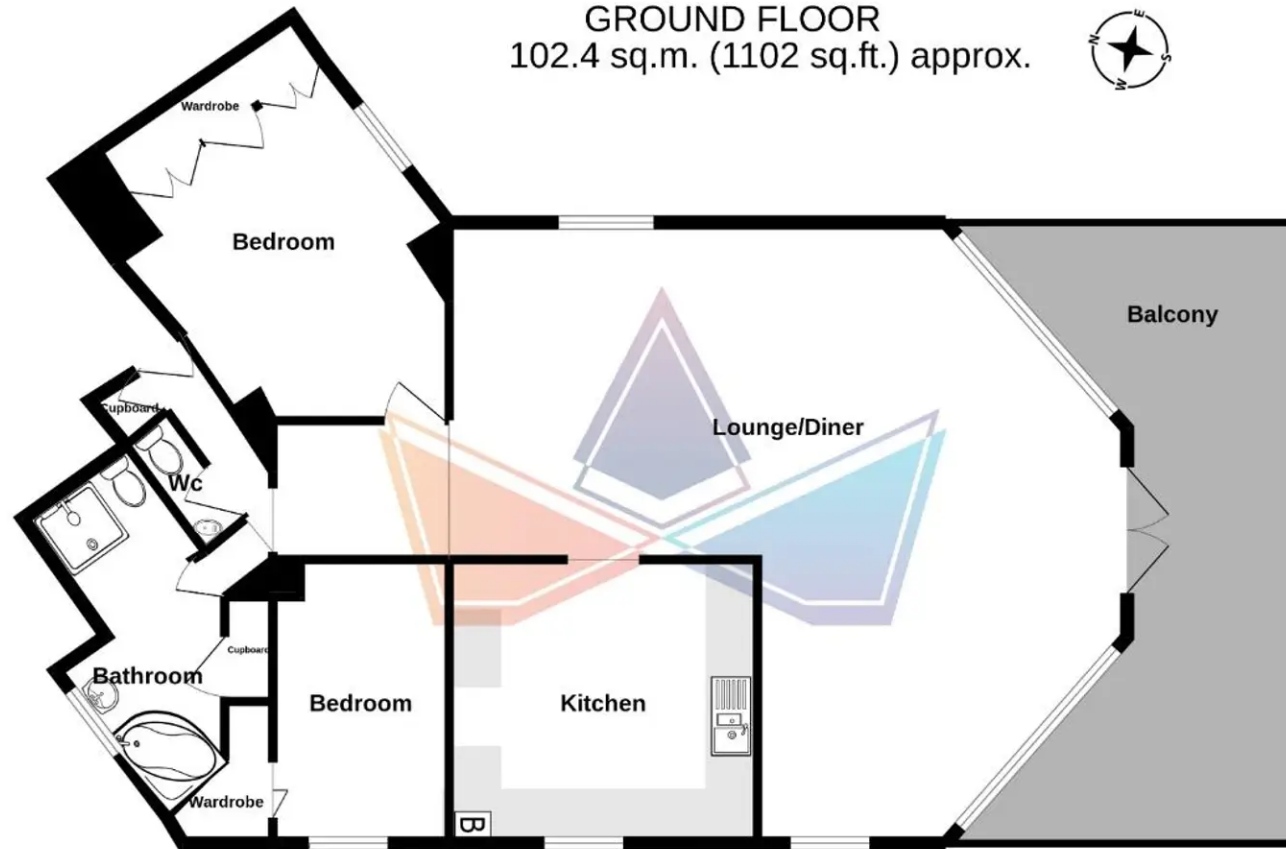
Dimensions: 7.67m x 4.11m at widest point (25'2 x 13'6 at wide).

Exterior

Allocated Parking Space



GROUND FLOOR
102.4 sq.m. (1102 sq.ft.) approx.



TOTAL FLOOR AREA: 102.4 sq.m. (1102 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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