



Flat 47, Carmel Court Gainsboro Road, Birchington
£265,000



Flat 47

Carmel Court Gainsboro Road, Birchington

THREE BEDROOM FIRST FLOOR APARTMENT CLOSE TO THE SEAFRONT! Miles & Barr are extremely pleased to be offering this spacious three bedroom purpose built apartment located in the ever popular Carmel Court, Birchington. Ideally situated within easy reach of Birchington's main high street, train station and with the seafront and promenade only a few hundred yards away, this property could make the perfect home for any buyer wanting to relocate to the seaside. The apartment itself is situated on the first floor and once inside your own front door, you will find three double bedrooms, a 19ft lounge diner complete with its own private balcony, a fitted kitchen and a shower room. Externally there are well maintained communal gardens surrounding the building and secure garage parking for one vehicle. The sellers have also informed us that the property is being offered with a share of the freehold and no onward chain. An internal viewing is highly recommended and keys are available for immediate viewings!

Tenure: Leasehold

- 19ft Lounge With Private Balcony
- Yards To The Seafront
- Well Kept Communal Gardens
- No Onward Chain
- Fitted Kitchen
- Secure Parking
- First Floor
- Three Double Bedrooms





Kitchen

Dimensions: 4.37m x 2.36m (14'4 x 7'9).

Shower Room

Dimensions: 2.95m x 1.88m (9'8 x 6'2).

Lounge / Diner

Dimensions: 5.79m x 4.34m (19'0 x 14'3).

Bedroom One

Dimensions: 3.94m x 3.10m (12'11 x 10'2).

Bedroom Two

Dimensions: 3.94m x 3.10m (12'11 x 10'2).

Bedroom Three

Dimensions: 3.10m x 3.05m (10'2 x 10'0).

Private Balcony

First Floor

Secure Parking

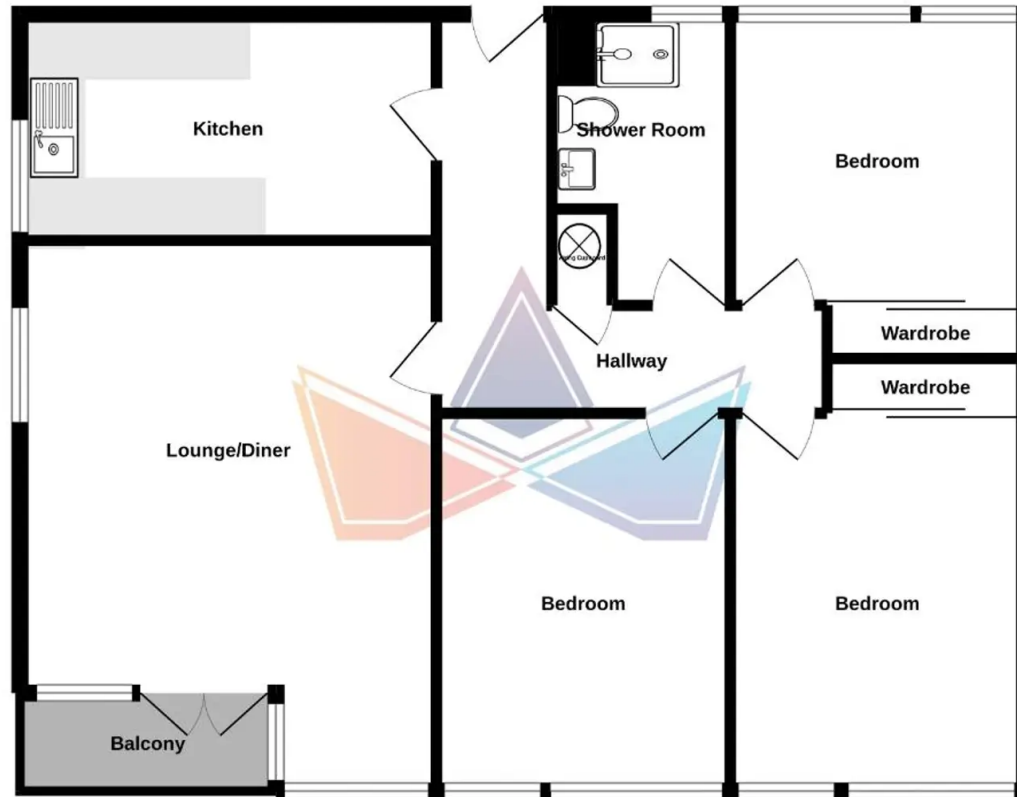
External

Communal Gardens





GROUND FLOOR
83.6 sq.m. (900 sq.ft.) approx.



TOTAL FLOOR AREA : 83.6 sq.m. (900 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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