



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



THE BIRCHES  
PARK ROAD  
BIRCHINGTON  
KENT  
CT7 0AF

Price: £145,000

1 Bedroom

1 Reception

1 Bathroom

Allocated Parking


EPC D

Tenure LEASEHOLD  
Council Tax A



 [birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)

 01843 842233

 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



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### The Property

Oakwood homes are delighted to offer this chain free one bedroom ground floor purpose built apartment in a popular location. The property is in excellent condition, and comprises a lounge with double aspect windows, a double bedroom with integral wardrobe, bathroom and fully fitted kitchen with integrated oven and hob. There is allocated parking for one vehicle, as well as visitor parking and a communal garden where you can dry washing etc. Situated a short walk from the village via a cut through, this is the ideal first home buy, downsize or buy to let investment. CALL OAKWOOD HOMES TODAY TO BOOK YOUR VIEWING!

### Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach.

### Accommodation

Entrance Hall

Lounge 14'8" (4.47m) x 9'6" (2.90m)

Kitchen 8'8" (2.64m) x 7'10" (2.39m)

Bedroom 10'10" (3.30m) x 9' (2.74m)

Bathroom 7'1" (2.16m) x 5'5" (1.65m)

Exterior Maintained communal gardens laid primarily to lawn.

Allocated parking and visitor bays

Lease remaining 91 years

Maintenance Charge £1,000 per annum

Ground Rent £300 per annum. Next increase due 25/3/2042 and will increase by £150



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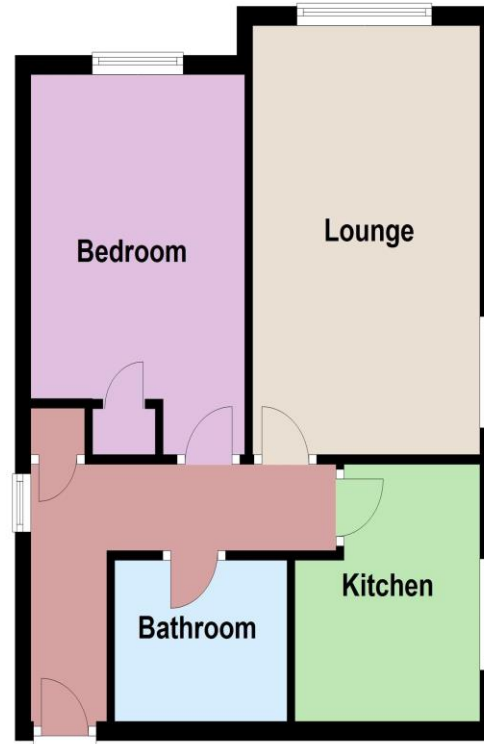
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### Ground Floor



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Plan produced using PlanUp.

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### Key Features

- Chain free!
- Purpose built flat
- Allocated parking plus visitors parking
- Short walk to the village via a cut through
- Immaculate order
- Popular location
- Ideal first time buy, downsize, or buy to let

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0021567/20230307/AWDP



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