



- Ground Floor Purpose Built Flat
- One Bedroom With Plenty Of Storage
- Electric Heating, Chain Free
- Communal Gardens, Parking

## Flat 18, 5 Dovedale Court, Birchington, CT7 9UG

£147,000

\*NEW 999 YEAR LEASE\* A well planned, purpose built, ground floor flat in the well regarded Birch Hill Park estate. This would be an ideal purchase for a retiree or those wishing to get their feet on the first rung of the ladder. Situated to the side of Birchington town centre where there are a multitude of shops, both chain and independents plus a good range of restaurants, cafes and transport links. Comprising communal hallway, inner hallway, open plan reception room and kitchen, shower room and WC plus a double bedroom with plenty of built in storage. Externally there are well maintained communal gardens and parking. The property is available chain free, has double glazing as well as electric heating.



## Property Description

### THE PROPERTY

A well planned, purpose built, ground floor flat in the well regarded Birch Hill Park estate. This would be an ideal purchase for a retiree or those wishing to get their feet on the first rung of the ladder. Situated to the side of Birchington town centre where there are a multitude of shops, both chain and independents plus a good range of restaurants, cafes and transport links. Comprising communal hall way, inner hallway, open plan reception room and kitchen, shower room and WC plus a double bedroom with plenty of built in storage. Externally there are well maintained communal gardens and parking. The property is available chain free, has double glazing as well as electric heating.

### COMMUNAL HALLWAY

Security Entryphone system, door to:-

### INNER HALLWAY

Coved ceiling, wall mounted entry phone, electric radiator, door to shelved airing cupboard with electric water heater, doors to:-

### OPEN PLAN RECEPTION ROOM

13' 04" x 11' 04" (4.06m x 3.45m) Plus door well, coved ceiling, electric wall heater, double glazed window overlooks the communal gardens, TV point, opening to:-

### KITCHEN

9' 09" x 7' 01" (2.97m x 2.16m) Measurements include a range of fitted base units with space for under counter fridge, freezer, washing machine, condenser drier, work surface inset with a stainless steel sink and drainer, plenty of wall cupboards over.

### SHOWER ROOM WC

Low level wc, built in cupboards with vanity storage, wash hand basin inset, shower enclosure with electric shower, extractor fan, panel electric heater.

### BEDROOM





14' 05" x 8' 07" (4.39m x 2.62m) Measurement to rear of built in wardrobe, Coved ceiling, double glazed window, TV point, plenty of built in storage.

#### **LEASE DETAILS**

We are advised that there is a recent lease extension to 999 years  
Service Charge £992.10 PA plus share of buildings insurance

#### **COUNCIL TAX**

Council Tax Band - A

Council Tax Cost (£PA) £1,438.98

Local Authority Thanet District Council

#### **AGENTS NOTES**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

#### **MEASUREMENTS**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

rightmove 

Zoopla



152 Northdown Road, Cliftonville,  
Margate, Kent, CT9 2QN

www.thomasjackson.biz  
01843 221000  
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thomas  
jackson  
ESTATE AGENTS

