



Flat 3, 1 Birch Hill Court, Birchington
£149,995



Flat 3

1 Birch Hill Court, Birchington

BRIGHT AND AIRY GROUND FLOOR APARTMENT WITH OUTSIDE SPACE!

Miles and Barr are delighted to be offering this well presented property to the market with NO FORWARD CHAIN. In our opinion, this property boasts well planned and spacious accommodation throughout and is a 'Must View' for any purchaser in search of a delightful ground floor apartment.

Easily accessed from a secure communal hallway, the accommodation is comprised of a spacious entrance hall that leads to a living room with two large windows making the most of the natural light, this also flows into a modern fitted kitchen with a further window to the side. The bedroom is a well proportioned double room with patio doors leading to outside space, and there is a modern fitted shower room. Further benefits include off street parking and No Forward Chain!

An internal viewing is strongly recommended to fully appreciate all on offer!

These details are yet to be approved by the vendor.

- No Forward Chain
- Ground Floor
- Bright & Airy Apartment
- One Double Bedroom
- Outside Space
- Sought After Location





Entrance

Leading to

Bedroom

11' 11" x 11' 0" (3.63m x 3.35m)

Shower Room

10' 11" x 4' 0" (3.33m x 1.22m)

Lounge

18' 0" x 12' 0" (5.49m x 3.66m)

Kitchen

9' 0" x 9' 0" (2.74m x 2.74m)





GROSS INTERNAL AREA
TOTAL: 657 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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