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## Property brochure



BAY VIEW HEIGHTS  
BIRCHINGTON  
KENT  
CT7 9QY

Price: £300,000

2 Bedrooms

1 Reception

1 Bathroom

Private parking space

EPC E

Tenure LEASEHOLD  
Council Tax C



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



01843 842233



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

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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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### The Property

Is your dream to own a home by the sea? Prepare to be impressed by the beautiful direct sea views from this fabulous two bedroom apartment in Minnis Bay, Birchington. Accommodation comprises a lounge/diner, kitchen, two double bedrooms and family bathroom. This property is in a prime location and with a lounge and balcony overlooking the bay capturing the many stunning sunsets, this has one of the best views on offer. There is a private car park and one allocated parking space marked BV21 located at the back of the building. The vendor has advised that new electric storage heaters have been fitted in 2019. A parade of shops is around the corner, plus a selection of bars and restaurants for you to enjoy. Imagine summer 2024 in this home and make it happen! Call Oakwood homes 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 to hallway	19' (5.79m) x 13' (3.96m)
Lounge/diner	9'8" (2.95m) x 8'8" (2.64m)
Kitchen	12'7" (3.84m) x 8'8" (2.64m)
Bedroom 1	12'7" (3.84m) x 10' (3.05m)
Bedroom 2	15'8" (4.78m) x 12' (3.66m)
Bathroom	9'4" (2.84m) 5'7" (1.70m)

### OUTSIDE

Communal gardens. Private parking space

### Material Information

1/22 share of freehold

No ground rent

Maintenance £1,900 per year - paid in two halves bi-annually

Lease 999 years from 1/04/1974 leaving 950 currently



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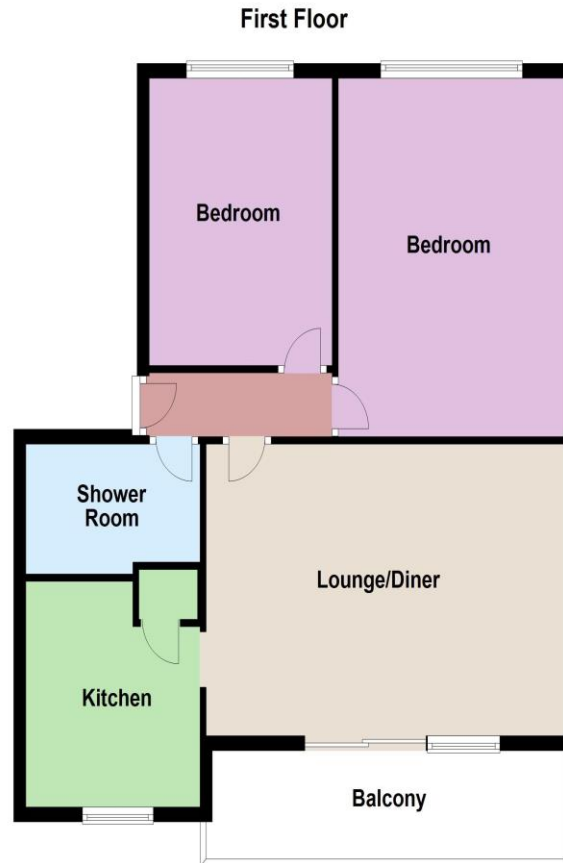
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### Key Features

- Chain free!
- Share of freehold
- Balcony
- Stunning sea views
- The ideal holiday apartment
- Private parking space
- Two double bedrooms
- Long lease

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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. BIR0022831/20231212/AWDP



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