

Property brochure



WANSUM COURT THE OAKS
ST NICHOLAS AT WADE
BIRCHINGTON
KENT
CT7 0NS

Price: £155,000

1 Bedrooms

1 Reception


1 Bathroom

Allocated Parking

EPC C

Tenure LEASEHOLD
Council Tax A

 birchington@oakwoodhomes.biz

 01843 842233

 www.oakwoodhomes.biz

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The Property

Chain free. This one bedroom ground floor apartment is a fantastic first time buy or investment property. Situated in a quiet location in the popular village of St Nicholas at Wade. The layout consists of a large open plan lounge, double bedroom, bathroom, and kitchen and also comes an allocated parking space. Call Oakwood homes now to arrange your viewing.

Location

St Nicholas At Wade is a picturesque rural village which is served by two public houses, a 13th century church, a village hall, primary school and sports field (Bell Meadow) with a cricket pavilion. St Nicholas at Wade is also ideally located within easy reach of the historic city of Canterbury (approx. 10 miles) and Ramsgate (8 miles), with its Royal Harbour and picturesque marina that has a good selection of restaurants, bars and shops. The village of Minster (approx. 4 miles) offers a selection of independent shops, pubs and restaurants. Out of town leisure and shopping facilities can be found at Westwood Cross, approx. 7 miles distant. The property is easily connected with the motorway network via the A299 Thanet Way and A2 and the Thanet Parkway Railway Station with the High Speed rail services to Ashford International and London St Pancras, and is located within 6 miles.

Accommodation

Hallway

Open plan living area

Lounge 15.5' (4.72m) x 15.3' (4.66m)

Kitchen 9.5' (2.90m) x 5.11' (1.56m)

Bedroom 10.6' (3.23m) x 9.11' (2.78m)

Bathroom 5.6' (1.71m) x 5.5' (1.68m)

Outside

Covered veranda overlooking communal Gardens

Allocated parking

Lease Information - we have been advised of the following :-

125 years from September 2006 leaving 107 years

Maintenance £956.80 per annum

1/26 share of freehold

No ground rent



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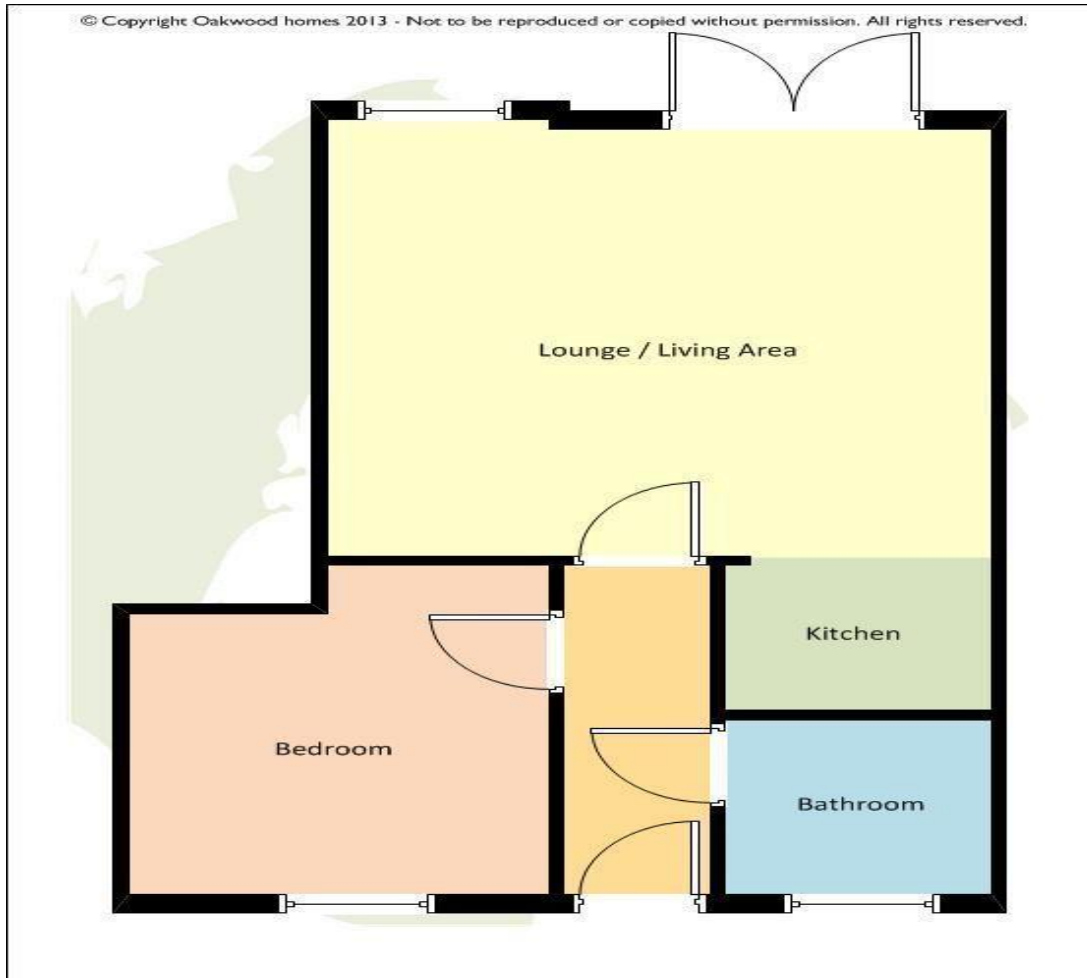
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putting people first



Property brochure

Key Features

- Chain free
- Quiet location
- Ideal BTL investment
- Excellent first time buyer purchase or downsize
- Allocated parking
- Visitors parking

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. BIR0022755/20231214/AWDP



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