



Oakwood homes[®]
putting people first

Property brochure



BRIDGER COURT
10 EPPLE BAY AVENUE
BIRCHINGTON
KENT
CT7 9HR

Price: £350,000

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure LEASEHOLD
Council Tax C



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The Property

Its definitely all about location with this beautifully presented three bedroom first floor apartment nestled in Epple Bay, Birchington in a private gated residence. The interior is modern and fresh with a lounge in excess of 21' (6.40m) opening to a south facing balcony, a fabulous kitchen with breakfast bar, excellent sized bedrooms, family bathroom, plus additional W.C. The building benefits form a lift and comes with a garage. In our opinion, this would make an ideal holiday home for those who love being by the sea looking to slow the pace of life, or why not make it your permanent residence? The vendor has advised it comes with a share of freehold and a new 999 year lease upon completion. 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	
Lounge/diner	24' (7.32m) x 4'7" (1.40m) with south facing balcony
Kitchen	7'22" (2.69m) x 9'6" (2.90m)
Bedroom 1	12'2" (3.71m) x 11'2" (3.40m)
Bedroom 2	11'2" (3.40m) x 8'11" (2.72m)
Bedroom 3	9'6" (2.90m) x 11'7" (3.53m)
Bathroom	9' (2.74m) x 5'8" (1.73m)
Garage	

Awaiting Floor Plan

Property brochure

Key Features

- Share of freehold
- Advised by vendor there lease extension in progress
- Two minute walk from Epple Bay beach
- Quiet location
- Private gated road
- South facing balcony
- Immaculate order
- Garage
- Lift

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. MAR0022125/20230718/AWDP

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