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Property brochure



BIERCE COURT LYELL ROAD
BIRCHINGTON
KENT
CT7 9EJ

Price: £205,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure LEASEHOLD
Council Tax C



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The Property

This chain free two bedroom retirement apartment for the over 55s is located in the ever popular Bierce Court, one of Birchington's most sought after retirement complexes. The apartment is perfectly located only a short walk from Birchington train station, Birchington village centre as well as the beach and local coastal walks. The layout consists of two bedrooms, an open plan lounge/dining space, kitchen and bathroom. Additionally, the property also benefits from having its own garage. Bierce Court is a development specifically designed for retired people with a centrally managed emergency alarm and communication system and an on-site warden and lifts. The development also boast beautifully kept communal gardens as well as its own car park and external laundry drying area.



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.



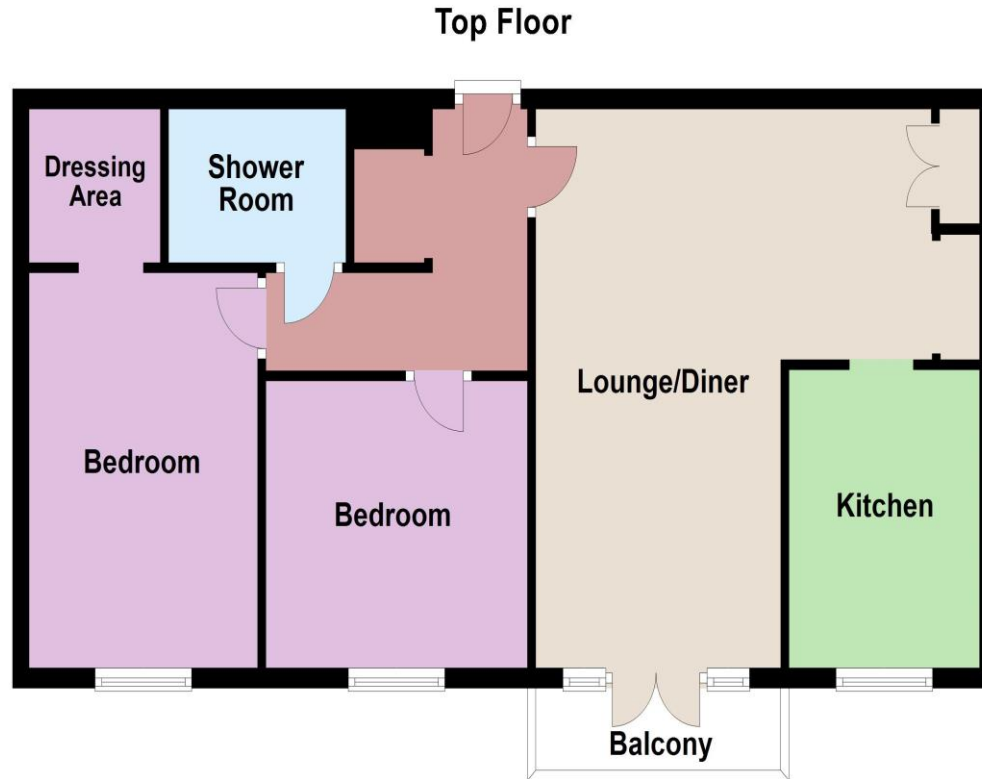
Accommodation

| | |
|--------------------------|------------------------------|
| Lounge/diner | 19' (5.79m) x 9.7' (2.96m) |
| Kitchen | 9.6' (2.93m) x 7.4' (2.26m) |
| Bedroom 1 | 12.8' (3.90m) x 9' (2.74m) |
| Bedroom 2 | 10.4' (3.17m) x 9.1' (2.77m) |
| Bathroom | 7' (2.13m) x 5' (1.52m) |
| Lease remaining 62 years | |
| Service Charge £3700 PA | |
| Ground rent: £54 | |



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Key Features

- Chain Free
- 2 bedroom retirement apartment
- Over 55's
- Garage
- Walking distance to the beach, mainline train station and Birchington village centre
- Communal gardens
- On site house manager

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022630/231030AWCW



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