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putting people first

## Property brochure



EPPLER ROAD  
BIRCHINGTON  
KENT  
CT7 9AX

Price: £205,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD  
Council Tax A



[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



### The Property

Location, location, location! Come and take a look at this fantastic chain free maisonette, situated in Epple Bay, Birchington, a stone's throw away from cliff top and beach walks, with the golf course around the corner! In need of some decorating, this is the perfect investment to make your own. The property comprises a large lounge/diner to the front in excess of 20' (6.10m), with side sea views, two double bedrooms, one of which has views of the sea and golf course, kitchen and shower room. Outside is a balcony to sit and enjoy the summer evenings and there is on street parking in the road. The property is offered chain free, with 123 years on the lease and will be allocated with a share of freehold. This is a great purchase for a range of buyers including those looking for a holiday home or buy to let investment. Call Oakwood homes today to avoid disappointment!

### Location

The village of Birchington is located on the North Kent coast and comprises 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.

### Accommodation

Private entrance

Stairs to landing

Lounge/diner 20'2" (6.15m) x 16'7" (5.05m)

Kitchen 8' (2.44m) x 7' (2.13m) with door to outside balcony

Bedroom 1 13' (3.96m) x 13' (3.96m)

Bedroom 2 11'3" (3.43m) x 9'2" (2.79m)

Shower Room 8' (2.44m) x 4'7" (1.40m)

On street parking available

Council Tax Band A

Lease 123 years left of a 125 year lease

Ground rent - currently £150 per annum but will be £0 when 50% share of freehold issued

Maintenance £937 per annum



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Total area: approx. 85.1 sq. metres (915.8 sq. feet)

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Plan produced using PlanUp.

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### Key Features

- Chain free!
- Epple Bay location
- Sea views
- Lounge/diner in excess of 20' (6.10m)
- Share of freehold and long lease
- Cliff top and beach walks on the doorstep
- Birchington village close by
- Perfect holiday home

### 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. BIR0022893/20240212/AWDP



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