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Property brochure



FERNDALE COURT
BARROWS CLOSE
BIRCHINGTON
KENT
CT7 0DB

Price: £100,000

1 Bedroom

2 Receptions

1 Bathroom

Shared parking

EPC C

Tenure LEASEHOLD
Council Tax B



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01843 842233



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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

Come take a look at this sunny bright one bedroom flat in a popular area of Birchington, situated in Ferndale Court, an over 60's development. Previously a two bedroom flat, the current owner converted the second bedroom to open up into the lounge, creating a spacious feel, however, the second bedroom could easily be re-instated. There is a modern fully fitted kitchen, a shower room, and plenty of storage cupboards plus a built in wardrobe in the bedroom. The property is ready to move in and with the benefit of ample shared resident and visitor's parking, this is a fantastic investment. Call Oakwood homes today to book a viewing!

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

Entrance to -	
Hallway	with handy storage cupboards.
Lounge	11'5" (3.48m) x 15'4" (4.67m)
Dining Room - former bedroom	12'3" (3.73m) x 6'4" (1.93m)
Kitchen	11'4" (3.45m) x 6' (1.83m)
Bedroom	12'3" (3.73m) x 9'2" (2.79m)
Shower Room	6'7" (2.01m) x 5'8" (1.73m)

Material information -

Lease length - TBC

Maintenance £2,819.52 for the year. Can be paid in two 6 monthly payments across the year.

Ground rent £20 per annum - vendor is not aware of any increase pending.

Shared parking and visitor parking, on a first come basis.

Broadband available.

Council Tax Band B

N.B. Anchor Housing have confirmed that It is possible for the current seller to surrender the lease upon completion - a new 99 year lease is then granted to the new owner however the surrender lease clause would no longer be available with the new lease. If however this isn't done at the point of sale, the new owner can do it when they come to sell in the future.



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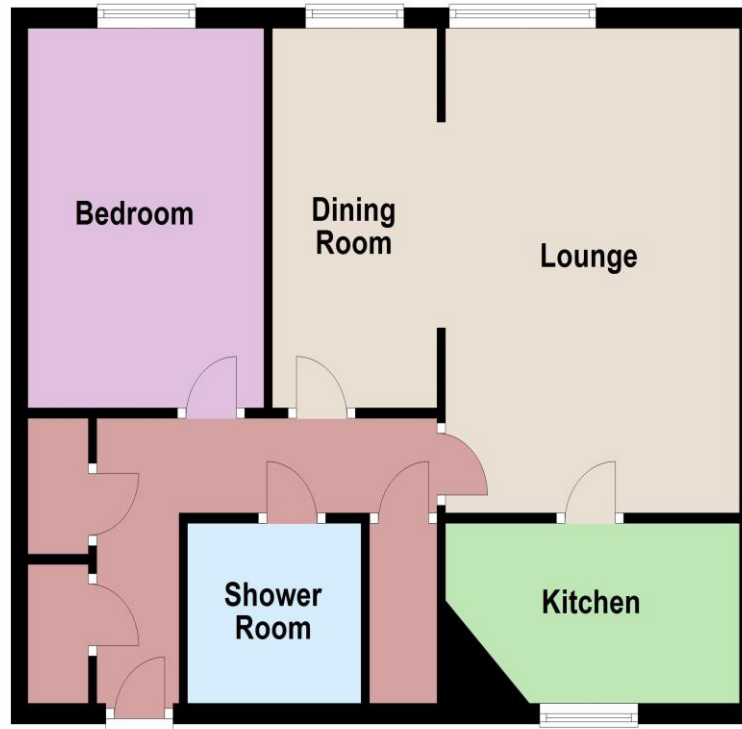


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Top Floor



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Key Features

- 1 - 2 bedroom over 60's residence
- Modern interior, bathroom and shower room
- Dining room was a former bedroom and could be reinstated
- Residence and visitor parking available
- Bright accommodation

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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. BIR0023084/20241004/AWDP



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