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Property brochure



ALFRED ROAD
BIRCHINGTON
KENT
CT7 9ND

Price: £210,000

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure LEASEHOLD
Council Tax A



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The Property

Two bedroom second floor apartment in the sought after location of Alfred Road, Minnis Bay. With stunning sea views and just minutes away from the sea front this is a prime location. Minnis Bay's local parade of shops and Birchington's main high street and train station are also close at hand. The property itself comes with a third share of the freehold in a well presented building. Inside you are greeted with two bedrooms, a lounge with sea views, a modern fitted kitchen and bathroom. Externally there is a shared rear garden access via the side of the building. Perfect first time buyers, investment or weekend retreat. The seller has informed us that the property is being offered with a one third share of the freehold and there will be no onward chain.

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. 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	13'2" (4.01m) x 11'1" (3.38m)
Bathroom:	8' (2.44m) x 4'9" (1.45m)
Bedroom One:	10'9" (3.28m) x 9'11" (3.02m)
Bedroom Two:	11'4" (3.45m) x 7'1" (2.16m)

961 years lease remaining

Peppercorn rent

Maintenance average £900pa

Broadband is delivered via ADSL



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Top Floor/Split Level



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Key Features

- Share Of Freehold
- Long lease
- Sea views
- Two bedrooms
- Chain free
- Close to beach

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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. BIR0021123/20240618/ATSDP



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