



Oakwood homes[®]
putting people first

Property brochure



SUTHERLAND DRIVE
BIRCHINGTON
KENT
CT7 9XD

Price: Offers Over: £170,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated Parking for one car

EPC E

Tenure – Share of Freehold
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

This chain free two-bedroom first floor flat is surprisingly spacious making this the ideal first-time purchase or downsize. Accommodation comprises a lounge/diner leading to the kitchen, two double bedrooms, with the main in excess of 15' (4.57m), and a bathroom. The outside space offers communal gardens, plus allocated and visitors parking. Situated in a popular area of Birchington, the property is a walk away from the village shops and amenities. With a lovely long 962 year lease, and share if freehold, this is, in our opinion a fantastic investment. Call Oakwood homes to book your 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. 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

Hallway	
Lounge/Diner	16'2" (4.93m) x 12'9" (3.89m)
Kitchen	9' (2.74m) x 8'2" (2.49m)
Bedroom 1	15'7" (4.75m) x 11'2" (3.40m)
Bedroom 2	13'2" (4.01m) x 6'8" (2.03m)
Bathroom	7'3" (2.21m) x 5'6" (1.68m)

Outside

Communal gardens

Allocated parking for one car plus visitors parking.

Material Information

999 year lease from 1987 leaving 962 years. Share of Freehold Information

We have been advised by the vendor that the proprietor of one fully paid £360 shares each numbered 5.

This then is a nominal share in the company Birch Hill Court (South) which owns the freehold.

Service charge £820 per annum plus £200 per annum reserve fund = £1,020 per annum in total.

Rentals, air b & b or running a business is not permitted. Electric heating, no gas.

Small pets are allowed.

No broadband to the property



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Key Features

- Chain free!
- Share of freehold
- 962 year lease
- Spacious flat
- Two double bedrooms
- Excellent storage space
- Allocated parking
- Visitors parking
- A walk in to the village
- Communal gardens



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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. BIR0023879/2408155FCW



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