



Oakwood homes®
putting people first

Property brochure



LYELL COURT
BIRCHINGTON
KENT
CT7 9JD

Price: £270,000

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Tenure LEASEHOLD
Council Tax C



birchington@oakwoodhomes.biz



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

Chain Free! Situated at the bottom end of Station Road close to the heart of Birchington Village with all its local amenities, and approximately 150yds from the seafront at Beresford Gap, this two bedroom ground floor apartment is perfectly located. With generously proportioned leasehold accommodation and a share of the freehold in a well managed bloc, verandah overlooking the gardens, a garage en bloc, and a pretty outlook, this is sure to generate early interest. It's worth noting there is ramp if needed for access to the rear of the property. Call Oakwood homes to book your viewing!

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

Entrance: Via entry phone system to:-

Communal Entrance Hall: Private door to flat.

Entrance Hall: Twin storage cupboards.

Lounge: 19'5" (5.92m) x 15'4" (4.67m) narrowing to 13'1" (3.99m) Light and airy with an attractive garden outlook and access to the verandah.

Kitchen: 9'11" (3.02m) x 7'5" (2.26m)

Bedroom 1: 14'9" (4.50m) x 8'10" (2.69m) .

Bedroom 2: 14'9" (4.50m) x 8'10" (2.69m) narrowing to 6'2" (1.88m)

Shower room

Exterior: Communal grounds and gardens, visitor parking bay, designated drying area.

Garage: En-bloc. Up and over door.

No holiday lets, air BnB or pets

Lease length 150 years from 1976 - 105 remaining

Annual maintenance £1,300, including building's insurance, maintenance of grounds and communal areas, window cleaning and water bills

1/16th share of freehold

There is no Broadband currently at the property

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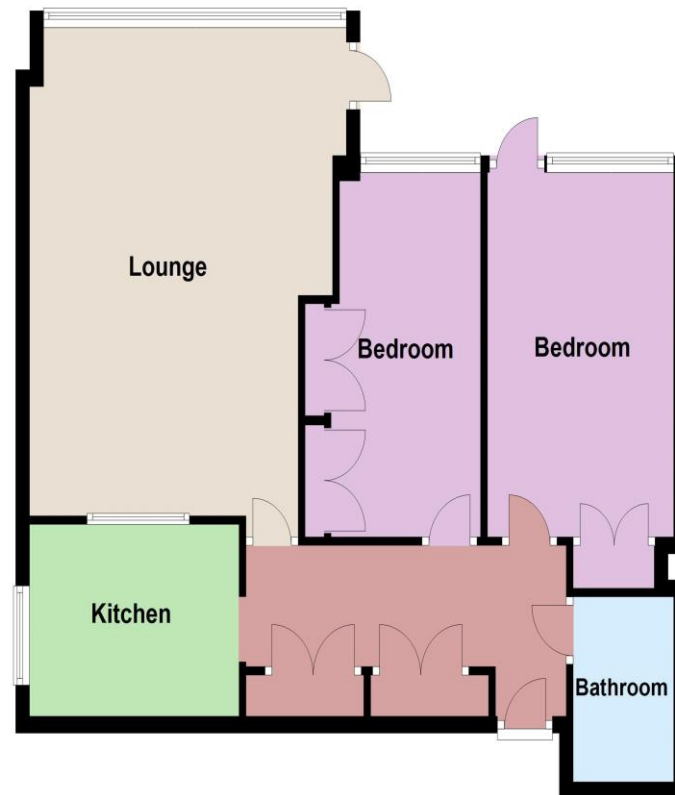
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Ground Floor



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Property brochure

Key Features

- Chain free
- 2 bedroom ground floor apartment
- Share of freehold
- Close to the village
- Close to the train station
- Close to the beach
- Garage en-bloc
- Balcony with seating area

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. BIR0023959/20240904/AWDP



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