



- Lovely First Floor Apartment
- Four Piece Bathroom Suite
- Large Reception Room
- Farmland Views
- Kitchen
- Chain Free
- DG and GCH

Flat 4, 1 Miles Way, Birchington, CT7 9ST

£220,000

A superb first floor purpose built apartment set to the edge of Birchington centre. Enjoying far reaching open farmland views, onwards beyond to Herne bay and Reculver tower, the property is now available as a chain free purchase. The property is first floor and is set as entrance hallway, sitting room with views and a triangular balcony, kitchen, master bedroom with an ensuite WC, a second double bedroom as well as a four piece bathroom suite. Externally there are communal gardens as well as communal parking. The property is available chain free and benefits from gas central heating.



Property Description

THE PROPERTY

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COMMUNAL ENTRANCE

Very well maintained communal hallway, intercom system.

HALLWAY

Door into entrance hallway, coved ceiling, radiator, door to boiler cupboard which provides additional storage, doors to:-

RECEPTION ROOM

21' 11" x 12' 0" (6.68m x 3.66m) Coved ceiling, two radiators, TV point, two wall light points, double glazed French doors onto balcony, far reaching rural views, double glazed window.

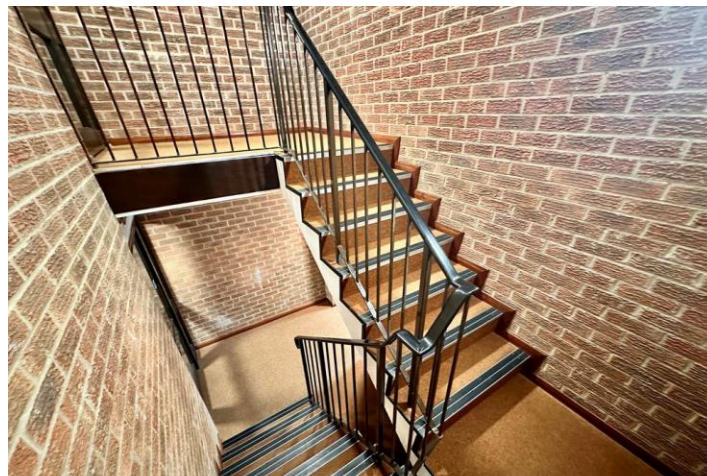
KITCHEN

9' 3" x 7' 4" (2.82m x 2.24m) Measurements include a range of fitted base units with integrated washing machine, fitted electric oven, fridge freezer, work surface over in set with a stainless steel sink with mixer tap, ceramic tile splashback, double glazed window, matching wall cabinets, radiator.

BEDROOM

12' 7" x 10' 6" (3.84m x 3.2m) Coved ceiling, sliding mirror doors to built-in storage, double glazed window onto Juliet's balcony, radiator, door to:-





EN SUITE WC

Low-level WC, tiled splashback, shaver point, wash basin.

BEDROOM TWO

14' 8" x 9' 2" (4.47m x 2.79m) Coved ceiling, sliding mirror doors to fitted wardrobe, double glazed window, radiator.

FAMILY BATHROOM

Suite comprising of a panelled bath with twin grip plus an electric shower fitted over, low-level WC, pedestal wash basin, bidet with mixer taps, ceramic tile splashbacks, extractor fan, radiator.

LEASE DETAIL

LEASE TERM 125 YEARS FROM 17/8/89

Approx. 90 years remaining

Ground rent and service charge £50 per month

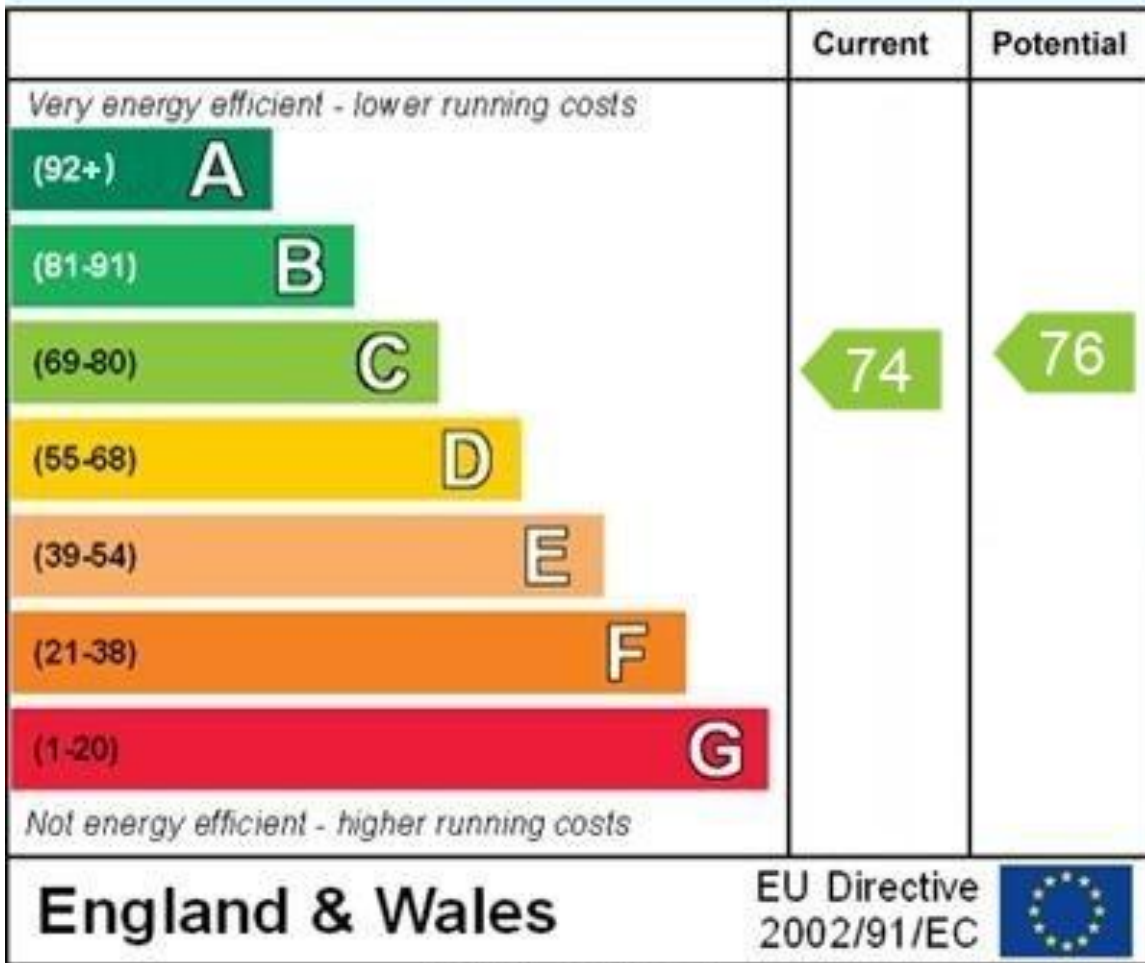
MEASUREMENTS

All measurements are for general purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of effort.

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Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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