



**71 PARK LANE**  
**BIRCHINGTON**

**£975 PCM**



- Two Bedroom Semi-Detached Bungalow
- Low Maintenance Rear Garden
- Easy Reach Of High Street & Bus Routes
- Bungalow

## ABOUT

SEMI-DETACHED BUNGALOW WITHIN EASY REACH OF THE SHOPS!

Miles & Barr are pleased to be offering this two bedroom semi-detached bungalow located within the heart of Birchington. Park Lane is conveniently situated within walking distance of the main high street with its variety of shops, supermarkets and main line train station as well as being within easy reach of all major bus routes both in and out of Thanet. The property itself boasts two double bedrooms, a 20ft lounge diner, fitted kitchen and a 17ft conservatory to the rear. Externally there is a low maintenance patio'd rear garden with gated side access leading to the front which boasts off street parking for a number of vehicles. Pets accepted.

## LOCATION



47-49 Queen Street, Ramsgate, Kent, CT11 9EJ

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)