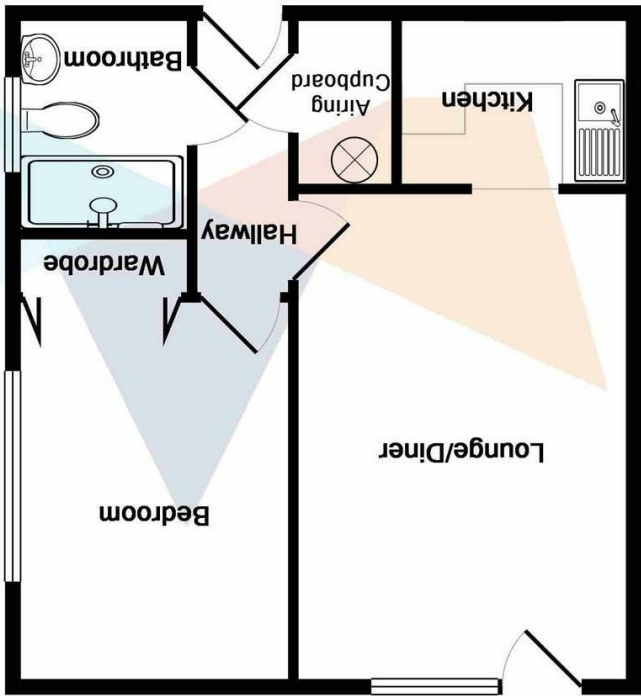


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A	(93 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(43-54)	
F	(21-30)	
G	(1-20)	
Current		
Potential		
75		
68		

TOTAL APPROX. FLOOR AREA 37.7 SQ.M. (406 SQ.FT.)  
Made with Metropix ©2019



HUNTING GATE BIRCHINGTON



HUNTING GATE  
BIRCHINGTON

£127,000

- Retirement Apartment
- Ground Floor With Access Out To Communal Gardens
- One Bedroom
- Bright & Airy Lounge
- Fitted Kitchen
- Contemporary Shower Room
- Communal Lounge
- Laundry Room
- Garage

LOCATION

Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence; a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.

ABOUT

RETIREMENT LIVING CLOSE TO TOWN!

Miles and Barr are delighted to be offering to the market this one bedroom ground floor retirement apartment located within easy reach of Birchington's main high street, train station and all major bus routes. The property itself boasts a spacious master bedroom with fitted wardrobes, modern installed shower room, 14ft lounge diner with pleasant views over the communal gardens and also benefits from a residents' lounge complete with a well appointed kitchen, laundry room and a guest suite. Outside there is also well maintained communal gardens and communal off street parking. This property also comes with a storage unit.

DESCRIPTION

- Ground Floor
- Entrance
- Entrance Hall
- Lounge 15'6 x 10'7 (4.72m x 3.23m)
- Kitchen 7'4 x 5'4 (2.24m x 1.63m)
- Bedroom 12'1 x 8'8 (3.68m x 2.64m)
- Shower Room 6'9 x 5'2 (2.06m x 1.57m)
- Exterior
- Communal Gardens

