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miles & barr
YOUR PROPERTY AGENT

Energy Efficiency Rating	
Very energy efficient - lower running costs	A
105-149 kWh/m ²	B
81-104 kWh/m ²	C
62-80 kWh/m ²	D
46-61 kWh/m ²	E
29-45 kWh/m ²	F
13-28 kWh/m ²	G
Below 13 kWh/m ²	Not Rated

Environmental Impact (CO ₂) Rating	
Very low impact - lower CO ₂ emissions	A
102-149 g/kWh	B
81-101 g/kWh	C
62-80 g/kWh	D
46-61 g/kWh	E
29-45 g/kWh	F
13-28 g/kWh	G
Below 13 g/kWh	Not Rated



FLAT 1 THE BIRCHES PARK ROAD, BIRCHINGTON



FLAT 1 THE BIRCHES PARK ROAD
BIRCHINGTON

£218,000

- Stunning Light & Airy Apartment
- Ground Floor
- Purpose Built
- Allocated Parking
- Spacious Living
- Modern Kitchen
- Over Looking The Communal Gardens
- Long Lease
- Useful Utility Space (Housing Washing Machine)
- CHAIN FREE!

ABOUT

STUNNING GROUND FLOOR APARTMENT IN THE HEART OF BIRCHINGTON BEING SOLD CHAIN FREE!

Miles and Barr are delight to bring to the market this spacious light & airy ground floor purpose built apartment. Located in The Birches, Park Road Birchington. Originally built with 2 bedrooms, the second bedroom has now been opened up into the lounge to create a useful dining space, but in our opinion, would be very easy to convert back into a second bedroom. The property now boasts a double master bedroom, lounge with further dining area, fitted kitchen and bathroom and also benefits from an allocated parking space to the side of the building. Externally there is allocated parking, communal gardens and a clothes drying area. It is our opinion that this apartment is in excellent condition and properties like this rarely become available. To avoid disappointment please call Miles and Barr on 01843 844899

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.

DESCRIPTION

Communal Entrance
Entrance Hall
Lounge
Dinning Area
Bedroom
Kitchen

