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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 only 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:

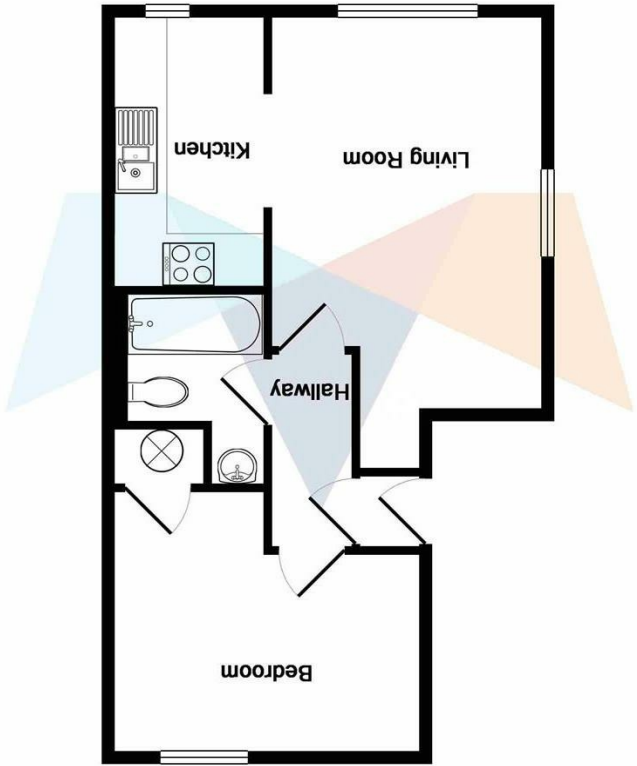


| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | A | (81-91) |
| | | B | (69-80) |
| | | C | (55-68) |
| | | D | (46-54) |
| | | E | (39-45) |
| | | F | (31-38) |
| | | G | (1-20) |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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YOUR PROPERTY AGENT
miles & barr

TOTAL APPROX. FLOOR AREA 37.4 SQ.M. (402 SQ.FT.)
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FLAT 4 22 BRANDON WAY, BIRCHINGTON



FLAT 4 22 BRANDON WAY
BIRCHINGTON

£139,000

- NO FORWARD CHAIN!
- Allocated Off Street Parking
- Modern Fitted Kitchen
- Contemporary Bathroom Suite
- Popular Birch Hill Location
- One Double Bedroom
- Close To Local Amenities
- Good Decorative Order Throughout
- Ideal First Time Buy

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

BEAUTIFULLY PRESENTED ONE BEDROOM PURPOSE BUILT APARTMENT IN POPULAR LOCATION! Miles & Barr are extremely pleased to be offering this well present one bedroom second floor apartment located in the ever popular Brandon Way, Birchington. Ideally situated in a quiet cul-de-sac, this apartment offers panoramic views and good access into Birchington's main high street and all major amenities. Internally the property itself boasts one double bedroom, a 15ft lounge, a separate modern fitted kitchen and a contemporary bathroom suite. Externally there is an allocated parking space and clothes drying space to the rear. In our opinion this property could make an ideal investment or first time home and viewings are highly recommended! This property is also being offered with NO FORWARD CHAIN!!!

DESCRIPTION

- Second Floor
- Entrance
- Lounge/Diner 15'9 x 10'1 (4.80m x 3.07m)
- Kitchen 10'5 x 6'2 (3.18m x 1.88m)
- Bedroom 12'3 x 10'10 (3.73m x 3.30m)
- Bathroom 7'5 x 6'2 (2.26m x 1.88m)
- Exterior
- Allocated Parking Space

