

In accordance with the Property Misdescriptions Act (1991) 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 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.



National Association of Estate Agents



Association of Residential Letting Agents



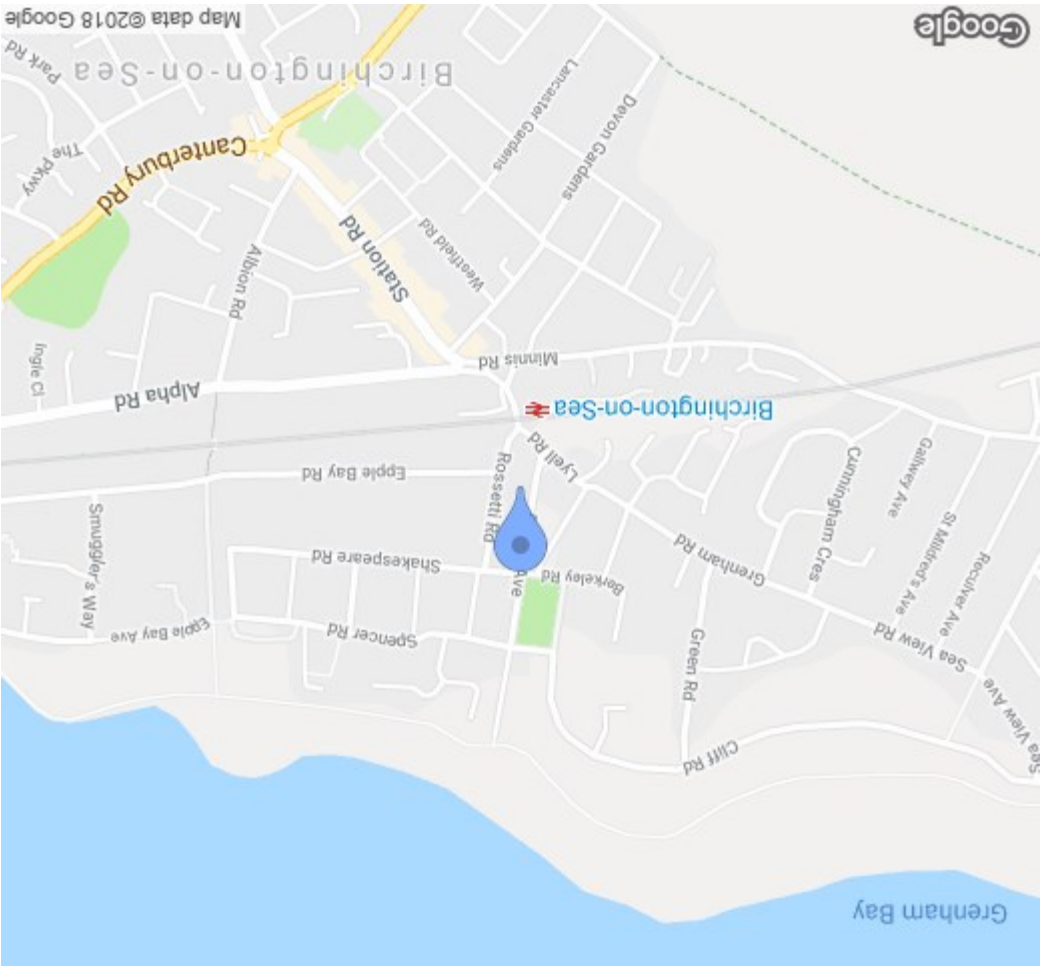
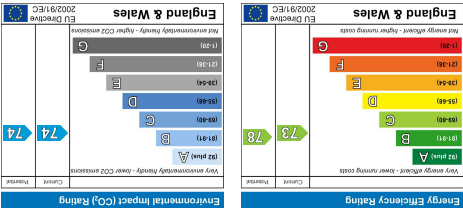
Relocation Network



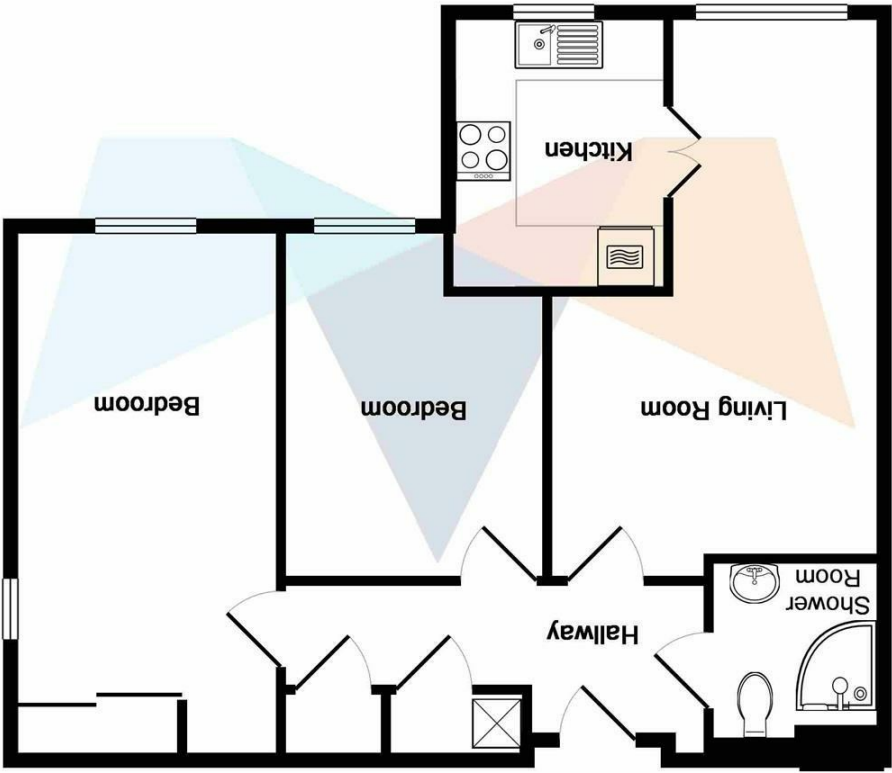
The Property Ombudsman

01843 844899 e. birchington@milesandbarr.co.uk
33 Station Road, Birchington, Kent, CT17 9DJ
YOUR PROPERTY AGENT





FLAT 24 ST MARYS LODGE 3 BEACH AVENUE BIRCHINGTON



TOTAL APPROX. FLOOR AREA 54.3 SQ.M. (585 SQ.FT.)
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FLAT 24 ST MARYS LODGE 3 BEACH AVENUE
BIRCHINGTON

£139,995

- Two Bedrooms
- Lift Access
- Separate Kitchen And Lounge

ABOUT

RETIREMENT APARTMENT IN THE HEART OF BIRCHINGTON!

Miles and Barr are delighted to be offering to the market this well presented retirement apartment. Located on the Third floor, this apartment is a must view for any purchaser in search of convenient retirement living.

The accommodation comprises of a spacious lounge, a separate fitted kitchen, large storage cupboard, two double bedrooms and a bathroom with a shower. The development itself is overseen by an in house manager and boasts a communal lounge with kitchenette, a 24 hour emergency care line and a guest suite.

In our opinion, two bedroom apartments of this size and which offer such convenience to a retired purchaser are seldom available for sale.

Call Miles and Barr today on 01843 844 899 to book your viewing.

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

Entrance

Lounge 17'9 x 10'10 (5.41m x 3.30m)

Kitchen 9'2 x 6'8 (2.79m x 2.03m)

Bedroom One 17'6 x 8'9 (5.33m x 2.67m)

Bedroom Two 11'7 max x 8'8 (3.53m max x 2.64m)

Bathroom 6'11 x 5'8 (2.11m x 1.73m)

