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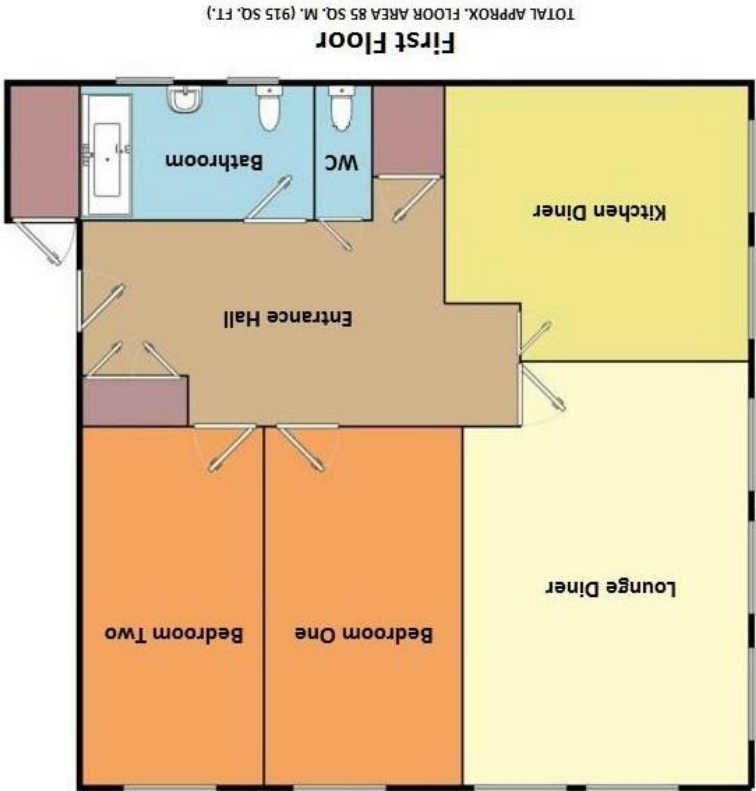
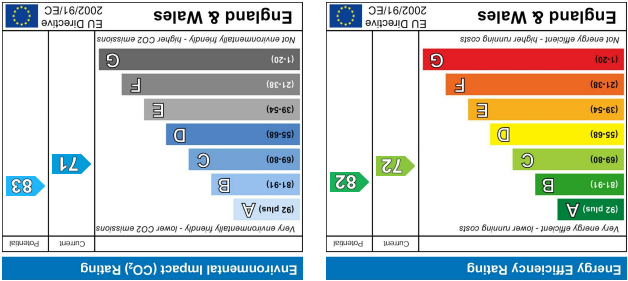
The Property  
Ombudsman

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miles & barr

YOUR PROPERTY AGENT



FLAT 1, ROXBURY HOUSE 115 STATION ROAD

BIRCHINGTON



FLAT 1, ROXBURY HOUSE 115 STATION ROAD

BIRCHINGTON

£204,995



- Two Double Bedrooms
- Sunny Aspect 17ft Lounge
- Modern Fitted Kitchen Diner
- Contemporary Bathroom Suite
- Further Separate WC
- Central Birchington Location
- Generous Entrance Hall
- Excellent Decorative Order Throughout
- A Must See!

## ABOUT

STUNNING SPACIOUS APARTMENT IN THE HEART OF BIRCHINGTON!

Miles & Barr are extremely pleased to be offering this beautifully bright and stunningly spacious two bedroom apartment located in central Birchington. Ideally situated within mere yards of the high street, Birchington's main line train station and seafront are also close at hand. The property is positioned on the first floor of a well maintained block and internally boasts a generous sized and welcoming entrance hall, two double bedrooms, a sunny aspect lounge, a modern fitted kitchen diner, and a contemporary bathroom suite with a further separate WC. In our opinion the property is in excellent decorative order throughout having been lovingly modernised by the current owner to a high standard. This property could make the perfect home for a number of different buyers, including those who are looking to be close to all major amenities and clients who want a secure second home ready to move into! An early internal viewing is essential to full appreciate all that this stunning home has to offer!

## 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

### FIRST FLOOR

Entrance Hall

Lounge 17'8 x 14'1 (5.38m x 4.29m)

Kitchen Diner 15'5 x 12'8 (4.70m x 3.86m)

Bedroom One 16'9 x 9'0 (5.11m x 2.74m)

Bedroom Two 16'8 x 8'5 (5.08m x 2.57m)

Bathroom 9'8 x 5'9 (2.95m x 1.75m)

Separate WC 6'3 x 2'7 (1.91m x 0.79m)

