



Bierce Court, Lyell Road, Birchington, CT7

Guide Price £260,000

Bierce Court, Lyell Road, Birchington, CT7

If you are looking for a 2 bedroom ground floor retirement apartment in an extremely well maintained, purpose built and secure building with on-site house manager, spacious living/ dining room, bathroom and separate cloakroom, private patio with patio doors from the living room, residents parking and located in central Birchington then look no further!

Entry to the building is via a secure and well presented communal area and hallway leading to this well presented two bedroom flat on the ground floor. The living/ dining room is spacious and has patio doors leading to a private patio area to the front. The kitchen boasts a range of wall and base units providing ample storage and worktop space. The master bedroom features a walk-in wardrobe. The second bedroom is also a double room. The bathroom has a modern white suite comprising; large shower, low-level WC and wash hand basin and there's a separate cloakroom with WC and basin. Externally the communal gardens are extremely well tended and there's also on-site residents parking.

They say when buying a property its all about location, location, location and in that regard this property definitely doesn't disappoint! Birchington town centre and train station are almost literally on the doorstep and the seafront is around a 5-minute walk away. Birchington town centre has everything you need in terms of shops and places to eat and drink including traditional butchers, greengrocers, bakers, cafe's and there's also a doctors surgery less than 10-minutes walk away. For the commuter, Birchington is really well connected with direct rail links to London and road links to the rest of Kent and beyond via the A299 Thanet Way.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media. Alternatively you can also get in touch via our website: alexander-russell.co.uk





© Alexander Russell Estate Agents

GROUND FLOOR -

Hallway

Living/ Dining Room - 5.49m x 5.33m (18'0" x 17'6") max

Kitchen - 2.9m x 2.26m (9'6" x 7'5")

Master Bedroom - 3.86m x 2.77m (12'8" x 9'1")

Walk in Wardrobe - 1.57m x 1.5m (5'2" x 4'11")

Bedroom Two - 3.18m x 2.74m (10'5" x 9'0")

Bathroom - 2.13m x 1.5m (7'0" x 4'11")

Cloakroom - 1.14m x 0.76m (3'9" x 2'6")

EXTERNAL -

Patio Garden

Communal Gardens

Residents Parking

SERVICES -

On-site house manager, outside drying area, communal gardens, residents parking. Buildings insurance included in service charge, communal areas heating and lighting, window cleaning and grounds maintenance/ gardening. Mains electric and drainage, no gas. Occupants must be over 60 years.

TENURE -

Leasehold with 152 years remaining

Service Charge £309.00 PCM

Ground Rent £45.00 PA

COUNCIL TAX -

Band C (approx. £1,840 PA)

EPC RATING -

Current: 69 C // Potential: 77 C



© Alexander Russell Estate Agents



© Alexander Russell Estate Agents

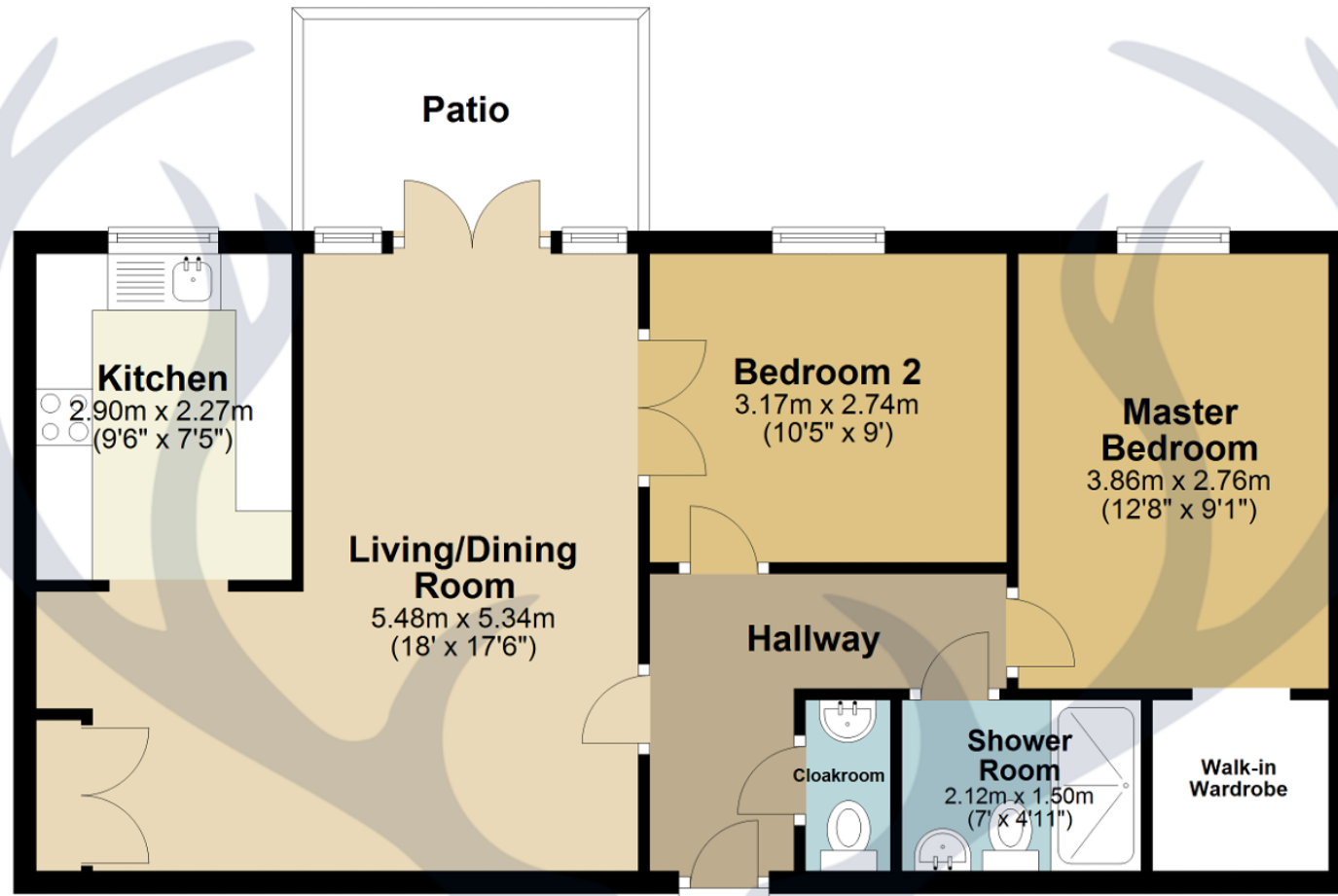


AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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. Room measurements are maximum unless otherwise stated. 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.



Ground Floor

Approx. 62.7 sq. metres (675.3 sq. feet)



Total area: approx. 62.7 sq. metres (675.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.