



Terence Painter

ESTATE AGENTS

- No Forward Chain
- Two Bedroom Third Floor Apartment
- Popular Area of Birchington
- Off Road Parking for up to Three Vehicles
- 13'11 Principal Bedroom
- Close to Beach, Park & Local Shops
- Distant Sea Views



Flat 4, 138 Minnis Road, Birchington, Kent. CT79QB.

Leasehold £120,000

LOVELY TWO BEDROOM TOP FLOOR APRTMENT IN THE POPULAR AREA OF MINNIS BAY, BEING OFFERED WITH NO FORWARD CHAIN!

This two double bedroom apartment is a great opportunity to purchase a coastal home, located in an attractive period building within metres of the picturesque Minnis Bay. The apartment benefits from two double bedrooms, the principal bedroom being 13'11", lounge, kitchen, bathroom and allocated off street parking to the rear of the property.

The property finds itself metres of the local main sands, local amenities, park, shops and coastal walks, restaurant and bar.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

INTERNAL

Communal Entrance

The communal entrance has carpeted stairs leading to all floors.

Flat Entrance

Entrance into the flat is gained via a wooden door, there are carpeted stairs to the landing.

Landing

2.04m x 1.82m (6' 8" x 6' 0") The landing features a frosted double glazed window to the side. carpeted flooring, radiator, storage cupboard and a loft hatch.

Kitchen

2.88m x 2.69m (9' 5" x 8' 10") The kitchen has a double glazed window to the rear, high and low level kitchen units, gas fired boiler, stainless steel sink unit inset to roll-edge countertop. Freestanding electric oven and gas hob, space and plumbing for a washing machine and fridge-freezer.

Lounge

3.72m x 2.60m (12' 2" x 8' 6") The lounge features a double glazed window to front with a view over the park and a distant sea view, carpeted flooring and a radiator.

Principal Bedroom

4.24m x 1.71m (13' 11" x 5' 7") The principal bedroom has a double glazed window to rear, carpeted flooring and a radiator.

Bedroom Two

3.69m x 2.40m (12' 1" x 7' 10") Bedroom Two has a double glazed window to the front, carpeted flooring and a radiator.

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Bathroom

2.26m x 1.98m (7' 5" x 6' 6") The bathroom benefits from a frosted double glazed window to the side, vanity wash hand basin with storage under and mirror over, low level w.c, panelled bath with mixer taps and shower attachment, vinyl flooring and a radiator.

EXTERNAL

Parking

This property benefits from off street parking for up to three vehicles to the rear of the property.

Leasehold Information

Length of lease - Approximately 60 years remaining. We have been informed by our vendor that the lease can possibly be extended, subject to negotiation with the Freeholder.

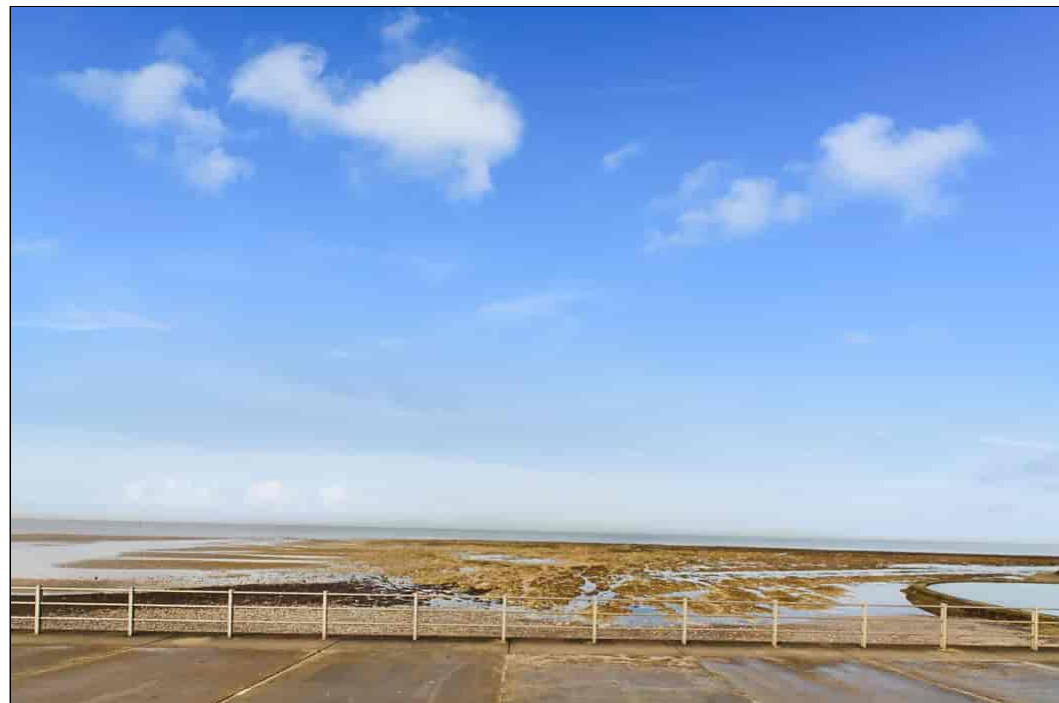
Annual ground rent - £150.

Annual Maintenance/Service Charge & Building Insurance - £1280.42 per annum.

Holiday lets/Short Hold Tenancy & Pets - Following consent from the freeholder (Together Property Management).

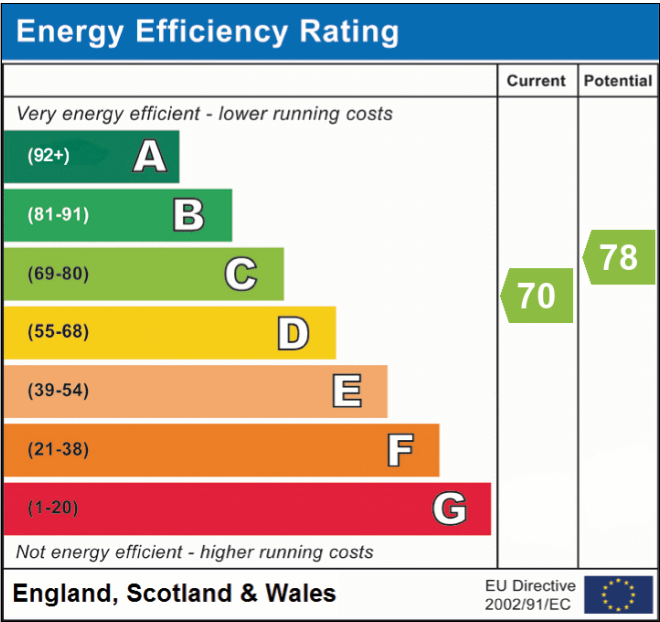
Council Tax Band

The council tax band for this property is - A.



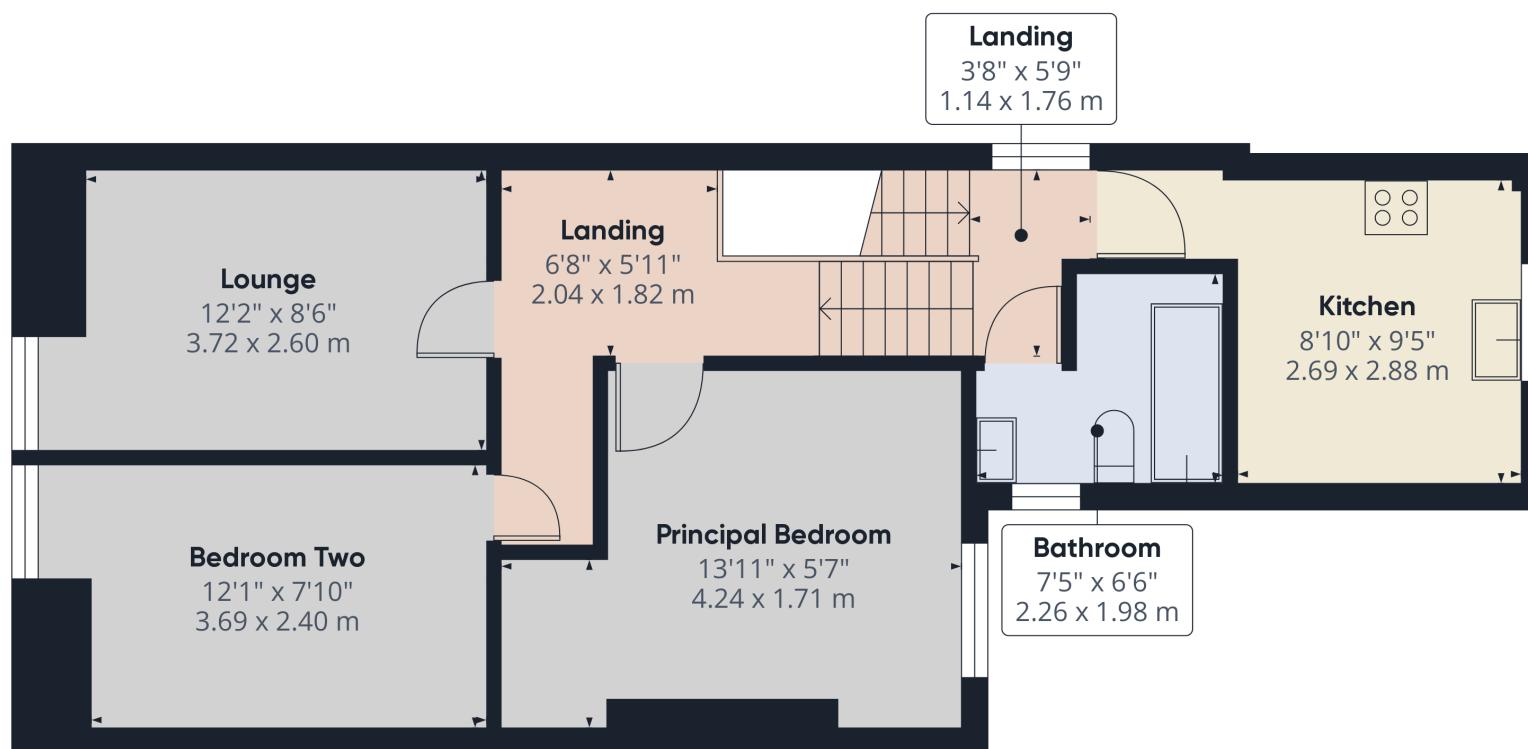
Flat 4, 138 Minnis Road, Birchington, Kent. CT7 9QB.

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Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

578.88 ft²

53.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

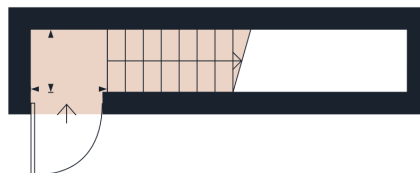
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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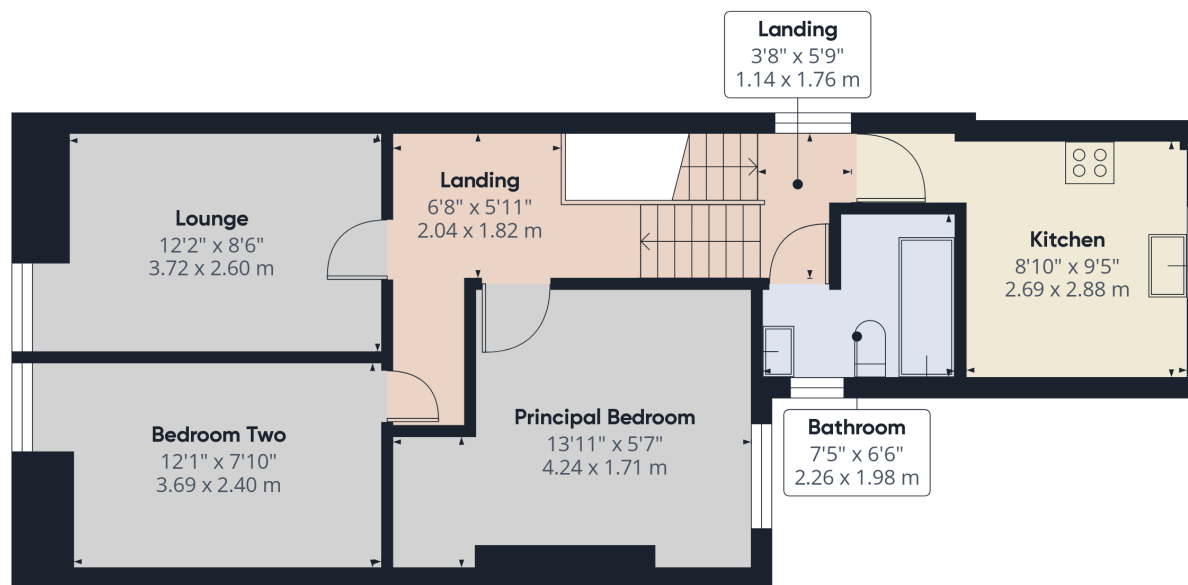
Floor 1

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Ground Floor



Floor 1

Approximate total area^m

618.06 ft²

57.42 m²

(1) Excluding balconies and terraces

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