

01843 230 960

www.lovetts.net



Price

£249,995

Leasehold - Share of

2 x

1 x

1 x

**Minnis Road,
Birchington, CT7 9QD**

** 3D Virtual Walkthrough Now Available! **

JUST REDUCED - Located just a short walk from the ever popular Minnis Bay beach and park this spacious two bedroom ground floor flat benefits from a share of the Freehold, its own part of Garden and a Garage. The accommodation comprises; entry into a communal Hall with a door then to the Flat. Once inside, there is Hall running through to the Lounge having a door to the Balcony at the front and another door to a second Hall which gives access to both of the Bedrooms and the half-height tiled Bathroom with a matching three-piece suite and an over bath electric shower. Finally, the Kitchen, accessed from the first Hall has fitted wall/base units with local tiling, gas cooker, fridge/freezer and a washing machine.





- EPC Rating - C
- Close to beach
- VACANT POSSESSION
- Ground Floor Flat
- Own Garage
- Part of the Garden
- Share of the Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	