

Property Details

Telephone: 01843 841123 Email: homes@clarke-crittenden.com

CLARKE &
CRITTENDEN



BIRCHINGTON

ROXBURY HOUSE

STATION ROAD, BIRCHINGTON, CT7 9RE



This spacious and bright apartment is situated in the heart of Birchington with a range of shops to meet every day needs including supermarkets and family run businesses.

The cliffs and sea are within about 600 metres from where there are coastal and country walks towards Reculver Towers. From the railway station there are services to London and the Medway Towns. Buses connect with some of the other Thanet towns and Canterbury, Herne Bay and Whitstable.

This property which is in good decorative order throughout has **DOUBLE GLAZING** and **GAS CENTRAL HEATING**.



2



1



1

PRICE GUIDE £189,995 LEASEHOLD

Subject to Contract

All measurements are approximate. We have not tested any of the mains services or the gas and electrical appliances at the property.

---oOo---

COMMUNAL ENTRANCE

Via a wooden and glazed front door, with door entry phone system, which leads into the communal hallway with stairs to all floors.



APARTMENT LANDING:

With store cupboard and front door leading to ...

ENTRANCE HALLWAY: 5.0m x 2.13m (16'4 x 7'0)

With wood effect vinyl flooring, telephone door entry system, radiator and three storage cupboards.

KITCHEN/DINING ROOM: 4.7m x 3.86m (15'4 x 12'7)

A light southerly facing room with views towards open country. With fully fitted shaker style kitchen with one and half bowl sink unit and worktops, both with cupboards/drawers under, electric double oven, 5 burner gas hob with extractor over, integrated washing machine and dishwasher, space for a fridge/freezer, wood effect vinyl flooring, spot lights, radiator, double glazed windows with fitted blinds, television point, telephone socket and fitted fire alarm.



BATHROOM: 2.96m x 1.76m (9'7 x 5'7)

With half tiled walls, panelled bath with mixer taps with shower attachment, wash hand basin with cupboard and drawer under, fitted 900mm shower with full tiling and fitted screen, extractor fan, tiled floor, towel radiator, 2 ceiling lights, shaver point and 2 double glazed windows.

SEPARATE TOILET: 2.0m x .82m (6'5 x 2'7)

With half tiled walls, low level toilet, wash basin, tiled floor, ceiling light and extractor fan.

LIVING ROOM: 5.6m x 4.3m (18'4 x 14'11)

A light south facing room with fitted carpet, 2 radiators, ceiling spot lights with dimmer switch, 6 double glazed windows with fitted blinds with views over the park and towards open country and Herne Bay, television point, telephone socket, 'flame effect' electric wall mounted fire.

BEDROOM 1: 5.1m x 2.76m (16'7 x 9'6)

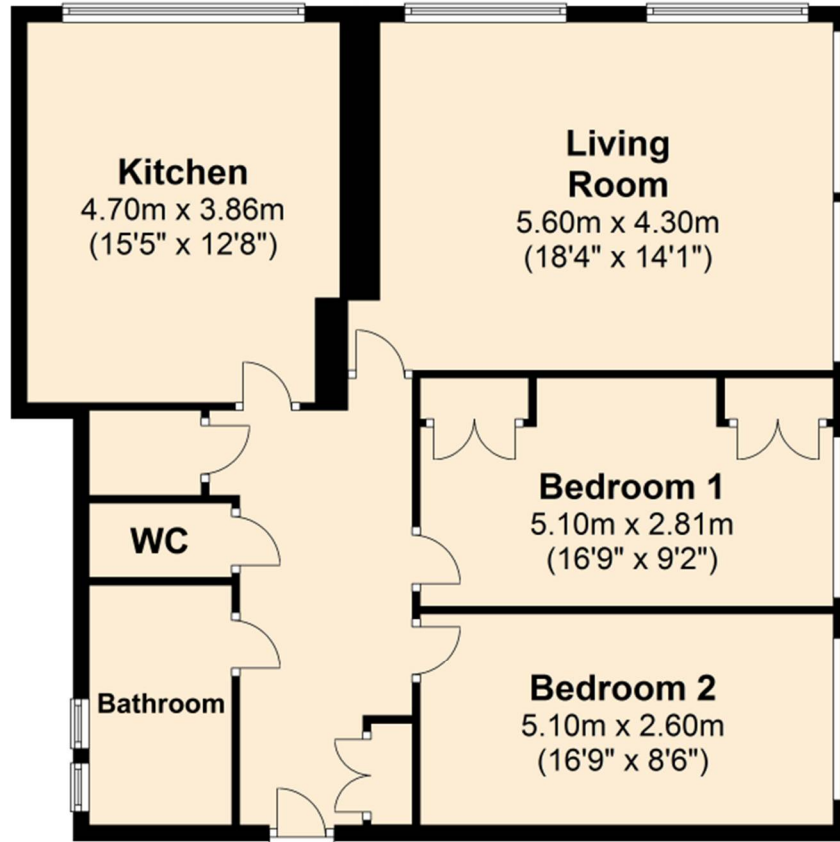
With carpet, radiator, halogen light fitment, television point, two double fitted wardrobes, double glazed side window with views over the park.

BEDROOM 2: 5.1m x 2.6m (16'7 x 8'5)

With fitted carpet, radiator, halogen light fitment, 2 double glazed windows with fitted blinds with views over the park.

LEASE AND MAINTENANCE

The vendor has extended the lease to 125 years from 2014. The ground rent and service charges/buildings insurance payments amount to approximately £585 per annum.



Total area: approx. 92.9 sq. metres (999.8 sq. feet)
For illustration purposes only - not to scale



ENERGY PERFORMANCE CERTIFICATE

ENERGY PERFORMANCE
ASSET RATING:

60

VIEWING

To view this property and for further information please call, telephone or email as follows:

Telephone 01843 841123

Email admin@clarke-crittenden.com

NOTE:

These particulars are prepared for guidance only provided in good faith and believed to be correct but do not form part of an offer or contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any of the services or facilities are in good working order. Any areas, measurements or distances are approximate only. Crittenden Commercial Ltd nor any of their employees have any authority to make give or imply any representation or warranty whatsoever in relation to the property. In accordance with 1976 Estate Agents Act the vendor gives notice that they are employed within the estate agency profession.

07.05.16