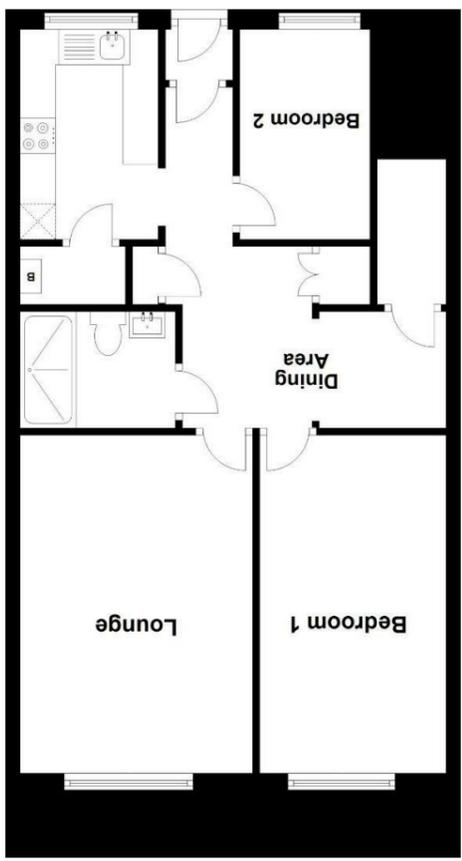


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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. 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient	B (61-80)
Standard	C (51-60)
Below standard	D (41-50)
Very poor energy efficiency - higher running costs	F (1-20)
Very poor energy efficiency - higher running costs	G (1-10)
Current	77
Possible	77



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miles & barr
 30 Queens Street, Deal, Kent, CT14 6ET
 t 01304 800555 e deal@milesandbarr.co.uk

CLARKES CLOSE DEAL



CLARKES CLOSE DEAL

£175,000

- Ground Floor
- Two Bedrooms
- Communal Gardens
- Communal Parking
- Well Presented Throughout
- Perfect For First Time Buyers Or Investors
- Shower Room
- Private Front Door Entrance

LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

ABOUT

Miles and Barr are pleased to bring to the market this two bedroom ground floor flat in Clarkes Close, Deal. This property is also ideally situated within easy walking distance of Deals delightful town centre, station with high speed links to London, beach and local schools.

The property is located down a quite cul-de-sac. Once inside the property you'll find a kitchen, shower room, spacious lounge, dining area and two bedrooms, one of which is a double bedroom. The property is well presented throughout and ready to move in. Outside there is a communal garden and parking.

Due to its ideal position and condition the property would make a great first time buy or investment.

Call Miles and Barr to arrange your appointment to view today!

MATERIAL INFORMATION

Length of lease : 125years from 19/09/1988
 Annual ground rent amount : N/A
 Ground rent review period : N/A
 Annual service charge amount : £507 PA
 Service charge review period : TBC
 Council tax band : A

DESCRIPTION

Ground Floor

Entrance

Bedroom One 15'8" x 8'9" (4.78 x 2.67)

Bedroom Two 10'9" x 5'7" (3.30 x 1.71)

Kitchen 9'4" x 6'5" (2.87 x 1.98)

Lounge 15'9" x 10'7" (4.81 x 3.25)

Dining Area / Hallway 11'9" x 5'3" (3.60 x 1.61)

Shower Room 7'6" x 5'2" (2.30 x 1.60)

Outside

Communal Gardens

