

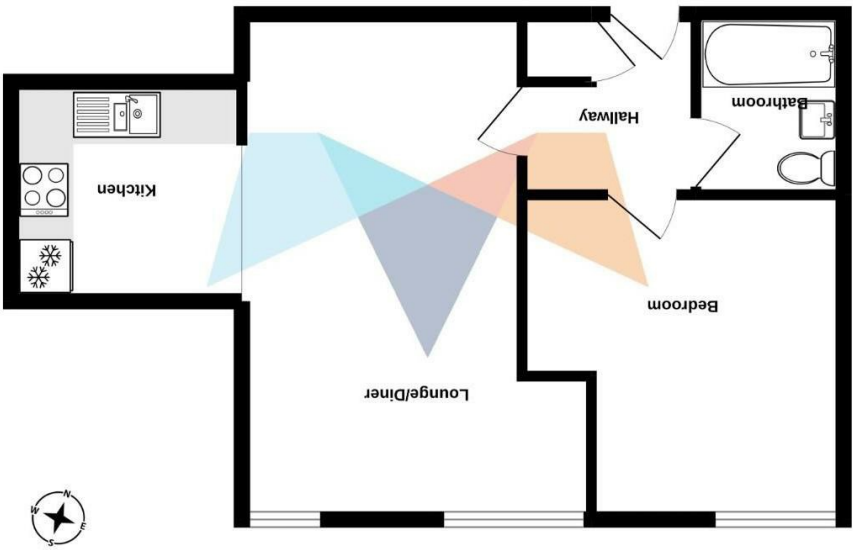
www.milesandbarr.co.uk/referral-fee-disclosure

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. 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:



England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	
A	(93-100)
B	(81-92)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-42)
G	(1-20)
Very energy efficient - lower running costs	
Current	Potential
60	81

What every agent has been asked to ensure the accuracy of the figures contained in these particulars of sale. Wherever possible, the agent should ensure that the figures are as accurate as possible. The agent should also ensure that the figures are as accurate as possible. The agent should also ensure that the figures are as accurate as possible.



GROUND FLOOR  
43.6 sq.m. (469 sq.ft.) approx.

HIGH STREET DEAL



HIGH STREET  
DEAL

£200,000



- Ideal Weekend / Holiday Retreat
- Spacious Living Area
- Double Bedroom
- Fitted Kitchen
- Town Centre Location
- Walking Distance to Seafront
- Private Off-Street Parking
- NO ONWARD CHAIN

## 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

THE IDEAL WEEKEND RETREAT JUST MINUTES FROM DEAL SEAFRONT & TOWN CENTRE!

1 Bedroom apartment in the original building of the Lloyd Court situated in Deal High Street. Boasting a courtyard area outside along with access to the bike store and seating areas this spacious property is already being used as a successful holiday let by it's current owners.

The property consists of inner hall with doors leading to the modern Bathroom, Double Bedroom and Open-Plan Living/Dining Area which is open to the fitted Kitchen. This light and airy apartment also benefits from double glazing, electric heating, private parking and NO ONWARD CHAIN.

Viewings can be arranged by contacting Miles and Barr who are acting as Sole Agents.

### MATERIAL INFORMATION

Length of lease : 140 Years From 2006

Annual ground rent amount : £363.70 P/A

Ground rent review period : TBC

Annual service charge amount : £85 P/M

Service charge review period : TBC

Council tax band : A

Shared Ownership (% share being sold) : N/A

## DESCRIPTION

Secure Communal Entrance on Ground Floor

Second Floor

Bathroom 7 x 6'6 (2.13m x 1.98m)

Bedroom 11'7 x 9'2 (3.53m x 2.79m)

Open Plan Living Space

Lounge / Dining Area 18'5 x 11'11 (5.61m x 3.63m)

Kitchen Area 8 x 8'5 (2.44m x 2.57m)

