



**FLAT 1 UNDERDOWN WORKS UNDERDOWN ROAD**  
**HERNE BAY**

**£180,000**

- \*\*\* Brand New Conversions \*\*\*
- 1, 2 & 3 Beds
- Floor Coverings Included
- Reserve Now!
- Show Home Available

- Apartments & Maisonettes
- Various Layouts
- Generous Sized Homes
- Ready for Occupation

## ABOUT

\*\*\* ONLY 3 REMAINING \*\*\*

Ready for occupation.

Show home ready to view!

Virtual view now.

### OVERVIEW

Underdown Works is a fabulous development offering a variation of seven apartments and maisonettes with various different layouts and features to cater for all and sits off the road within it's own private mews.

Each one has been designed around the original lines of the building to create generous well proportioned sized homes, all come with; an oven and extractor, floor coverings throughout and a pretty selection of different styled kitchens.

These lovely new homes sit just off Underdown Lane in Herne Bay and located close to the High Street and a short walk to the beach and the railway station, they're the ideal purchase should you be looking for an investment, holiday home and very affordable

## LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.



**miles&barr**  
LAND & NEW HOMES  
Innovation House, Ramsgate Road  
Ramsgate, Kent CT13 9FF  
t. 01304 273340  
e. landandnewhomes@milesandbarr.co.uk



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

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: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)