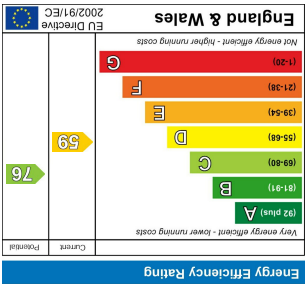
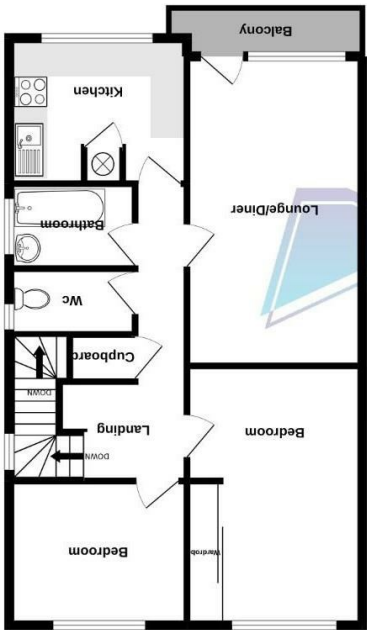


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



TOTAL FLOOR AREA - 82.3 sq.m. (886 sq.ft.) approx.
These figures are based on the measurements of the property and are not intended to be used as a guide. The actual area may vary slightly due to the way the property is measured and the way the measurements are taken. The actual area may vary slightly due to the way the property is measured and the way the measurements are taken.



ENTRANCE FLOOR
15.7 sq.m. (169 sq.ft.) approx.

MAIN FLOOR
66.6 sq.m. (717 sq.ft.) approx.

BURNAN ROAD WHITSTABLE



BURNAN ROAD
WHITSTABLE

£220,000

- Chain Free
- First Floor
- Two Bedrooms
- Garage
- Private Garden
- Requires Modernisation
- Popular Location
- Leasehold

LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers.

This town is famous for its working harbour and oysters, which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival. For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside.

Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond. Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

ABOUT

For sale by Modern Method of Auction; Starting Bid Price £220,000 plus Reservation Fee.

Two bedroom first floor apartment being sold with private garden, garage, own entrance and being sold chain free!

Internally, the property comprises two good sized bedrooms, bathroom, separate WC with kitchen and spacious lounge. The property does require some modernisation throughout but comes with a wide range of benefits. In our opinion, this is an excellent opportunity and viewings come recommended.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

MATERIAL INFORMATION
Length of lease: 999 years as of 2022 - SHARE OF FREEHOLD
Annual ground rent amount: £0
Ground rent review period: No fixed date
Annual service charge amount: £0
Service charge review period: No fixed date
Council tax band: B

DESCRIPTION

Entrance
Lounge 10'5 x 8'10 (3.18m x 2.69m)
Kitchen 10'6 x 9'2 (3.20m x 2.79m)
Bathroom 7'2 x 5'0 (2.18m x 1.52m)
WC 7'4 x 3'8 (2.24m x 1.12m)
Bedroom One 15'11 x 10'0 (4.85m x 3.05m)
Bedroom Two 10'6 x 8'0 (3.20m x 2.44m)
External
Private Garden
Garage En Bloc

