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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(65-80)
D	(55-65)
E	(45-55)
F	(31-45)
G	(1-30)
Very energy efficient - lower running costs	
Current	Potential
81	81



HERNE BAY  
6 RYDER COURT



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**miles & barr**  
YOUR PROPERTY AGENT



6 RYDER COURT  
HERNE BAY  
£180,000



- Two Bedroom
- Purpose Built Apartment
- Popular Development
- Ideally Situated For Commuting
- Secure Entry System
- Allocated Parking

## 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, theatre 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.

## ABOUT

SOUGHT AFTER TWO BEDROOM APARTMENT  
PERFECT FOR A FIRST TIME BUY OR AN  
INVESTMENT.....

Miles and Barr are excited to present to the market this spacious Two bedroom apartment in the extremely popular purpose built block of Ryder court, situated in-between Herne Bay & Herne and set back from the A299 making it ideal for commuting. Internally from the front door you have a long hallway with family bathroom, master bedroom with extra space that has been utilised as both office and dressing room, second bedroom, storage cupboard, utility cupboard and large lounge/kitchen/diner with Juliet balcony giving views across the town. The home is bolstered by a private allocated parking space as well as visitor's parking space, communal garden and secure bike shed area as well as gas central heating and being double glazed throughout. It has a communal entrance that has lights and secured door with intercom access. A viewing is strongly recommended and to do so please call Sole agents Miles and Barr to arrange this.

## DESCRIPTION

First Floor

Bedroom One 9'7 x 12'3 (2.92m x 3.73m)

Open Study/Dresser Space To Bedroom 6'8 x 5'3 (2.03m x 1.60m)

Bedroom Two 14'10 x 8'5 (4.52m x 2.57m)

Bathroom 6'9 x 6'2 (2.06m x 1.88m)

Lounge Kitchen Diner 16'6 x 15'11 (5.03m x 4.85m)

