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Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A	63	76
	B		
Very energy efficient - lower running costs	C	63	76
	D		
	E		
	F		
Not energy efficient - higher running costs	G		



BROOK LANE, HERNE BAY



BROOK LANE HERNE BAY

OFFERS IN EXCESS OF £399,995

- Share Of Freehold
- Three Bedrooms
- Secured Entry System
- Utility Room
- Air Con in Bedroom Three

ABOUT

STUNNING 1930'S BUILT ROMAN GALLEY

This three bedroom apartment is currently being offered to the market. This stunning property is part of a lovely historic building known as The Roman Galley. This 1930's built building has been an iconic figure in the Herne Bay area for many years and before it was converted in 2007 into apartments as we know it today, it was a popular pub used by many locals and travelers throughout. It was most famously used in the 1989 Christmas special episode of Only Fools and Horses also known as The Jolly Boys Outing to Margate. After being converted in to some very stunning and spacious apartments it has been a wonderful place to live due to its location and history. It is within easy access to the Thanet way and a short drive to the sea front. It has ample parking and a secured gated entrance all with good surrounding grounds. Internally the apartment boasts a large hallway with an intercom system leading to utility the houses the washing appliances and oil boiler. Also the main large bedroom with en suite, bedroom two and family bathroom also leads off the hallway. To the rear you have a large modern open planned kitchen/lounge/diner. Bedroom three is off of this and also has its own air conditioning unit. To the rear you have a private secluded garden with back access. This property has so much to offer and its size is something that cant be portrayed in pictures. We highly recommend a viewing as the beauty of this property needs to be seen to be appreciated. If a property with a touch of history is for you then please call Miles and Barr and also please visit our website to view the virtual tour.

MATERIAL INFORMATION

Length of lease : 125 Years from 2009
Annual ground rent amount : £0
Ground rent review period : TBC
Annual service charge amount : £1903 PA
Service charge review period : TBC
Council tax band : B

DESCRIPTION

Entrance

Kitchen/Lounge/Diner 36'1" down to 19'7" x 28'10" down to 19'7" (11.02 down to 5.99 x 8.80 down to 5.99)

Utility 6'2" x 5'5" (1.89 x 1.67)

First Floor

Bedroom One 14'3" x 12'11" (4.35 x 3.95)

En Suite 8'10" x 6'8" (2.71 x 2.04)

Bedroom Two 15'6" x 12'0" (4.74 x 3.68)

Bathroom 7'3" x 5'10" (2.23 x 1.78)

Bedroom Three 18'9" x 9'2" (5.73 x 2.80)

External

Secluded Garden

Ample Parking

