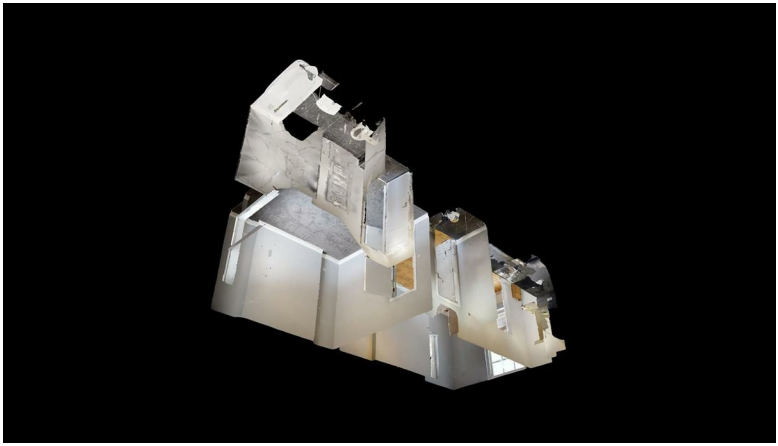


www.milesandbarr.co.uk/referral-fee-disclosure

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 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 only and should be checked and confirmed by your solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



136 High Street, Herne Bay, Kent, CT6 5JY  
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AVENUE ROAD  
HERNE BAY

£144,995



- No Forward Chain
- One Bedroom
- Ground Floor
- Close to Sea
- Share of Free Hold
- Low Service Charge

## 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

### ONE BEDROOM CONVERSION FLAT.....

Miles and Barr are delighted to offer to the market this newly renovated Georgian one bedroom ground floor flat. This recently renovated property is being sold with a share of the freehold and also comes with access to the rear bike store and communal area. Located in the very heart of Herne Bay and only two roads back from the sea front. Offering access to an array of shops, local restaurants and local amenities. The flat itself is very light due to the large sash windows front and rear, its bright, airy and modern. Internally off of the hallway it boasts large lounge/modern kitchen with appliances, bathroom with Bath & shower above, storage cupboard and double bedroom. To the rear you have access to the bin store and bike storage facilities. This is a must see and also has a virtual tour online. To view please call Miles and Barr.

## DESCRIPTION

Entrance

Lounge 15'10" x 8'3" (4.83 x 2.53)

Kitchen 10'9" x 4'6" (3.28 x 1.39)

Bedroom 12'0" x 11'2" (3.68 x 3.41)

Bathroom 8'2" x 5'0" (2.49 x 1.54)

External

