

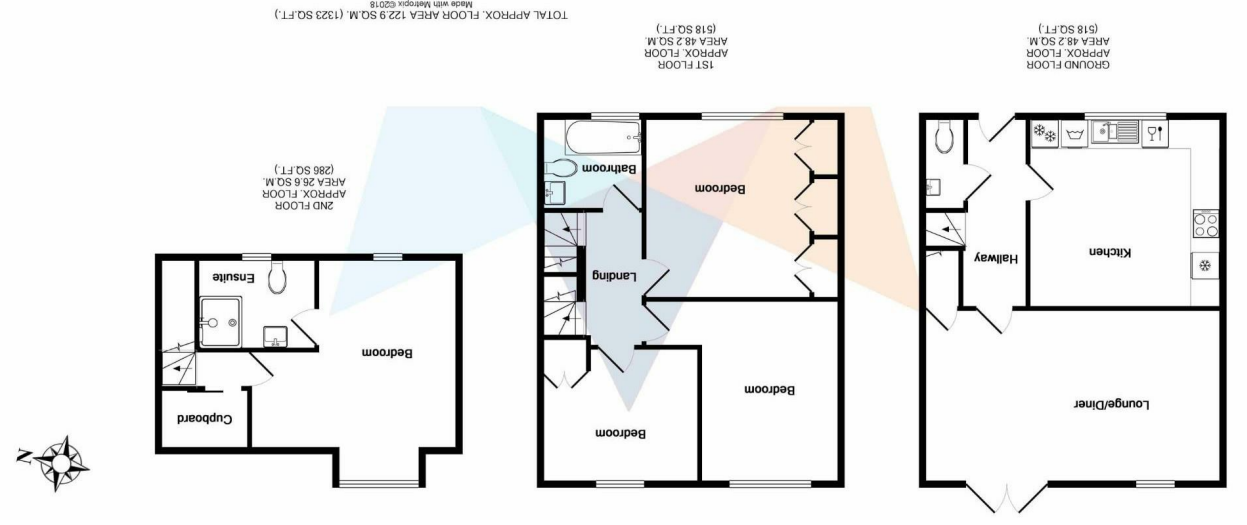
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93-100)
Energy efficient	B (81-92)
Decent	C (69-80)
Below average	D (55-65)
Average	E (45-54)
Below average	F (35-44)
Very energy inefficient - higher running costs	G (1-34)
Current	87
Possible	93



30 Queens Street, Deal, Kent, CT14 6ET
 01304 800555 e. deal@milesandbarr.co.uk



2 RAILWAY MEWS MAYERS ROAD
DEAL



2 RAILWAY MEWS MAYERS ROAD
DEAL

£285,000

- Four Bedrooms
- High Quality Finish
- 7 x Luxury New Build Homes
- Show Home Available to View
- Private Parking
- CRL - 10 Year Warranty
- Fantastic Transport Links

ABOUT

For sale by Modern Method of Auction; Starting Bid Price £285,000.00 plus Reservation Fee.

Railway Mews on Station Road is a fabulous brand new development of just seven houses near the pretty East Kent coastal town of Walmer in Deal.

These beautifully done new homes offer a variation of two, three and four bedroom houses; all with integrated kitchen appliances, a downstairs cloakroom, patio doors which open out onto your own garden, built in wardrobes, bin sheds and parking.

Kitchens

Crown Lifestyle Nova Kitchen in high gloss, choice of white, oyster or grey finish. Fully integrated dishwasher, washing machine, fan assisted oven and fridge freezer, ceramic hob and extract hood.

Bathrooms

Quality modern bathrooms suites (Ideal, Alterna & Lakes) including vanity units, LED mirrors and chrome towel rails.

Internal finishes

Quick step flooring to all ground floor areas, bathroom and en-suites. Carpet to stairs, landings and bedrooms. Prefinished white doors with chrome ironmongery. Ceramic tiling to wet areas in bathrooms & en-suites.

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

Heating, Lighting & Security

Ideal Logic combination boilers providing instant hot water and heating. Mains operated smoke detectors with battery back-up, intruder alarms, high security multi point locking windows and doors. Low energy LED light fittings to kitchens, bathrooms and en-suites

CRL 10 year building warranty

Private parking

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

DESCRIPTION

Entrance

Hallway

Kitchen

Lounge/Diner

First Floor

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

External

Rear Garden

LOCATION

Walmer, adjoined to the coastal town of Deal, offers a range of amenities including a convenience store and a petrol station along with the famous and historic Walmer Castle. Public transport varies from local bus routes in to Deal and out to Dover, Sandwich and the busy city of Canterbury, as well as Walmer Train Station which offers high speed rail links to London St. Pancras. The popular local primary school, St. Mary's C of E, is situated within walking distance of the development, as is the Deal Victoria and Barns Close Cricket Club which have competitive and social teams playing Saturdays, Sundays and midweek. Situated just along Dover Road, there are a butchers, pharmacy, convenience store, post office, chip shop, pub serving Sunday roasts and a family run restaurant. The adjoining town of Deal has a variety of shops, pubs and restaurants as well as educational and recreational facilities, yet it boasts a wealth of character as a former maritime town. Leisure facilities include tennis, bowles, swimming and sailing and there are several golf courses including Kingsdown, Royal Cinque Ports at Deal and Royal St Georges just along the coast in Sandwich, which is the venue for the British Open 2020. Deal Train Station is just 1 stop away from Walmer Train Station offering the high speed rail links.

