



miles & barr
FIRST LOVE
For Sale
01304 800 535

Vertical sign with orange and white background, partially obscured.

2A RAILWAY MEWS MAYERS ROAD

DEAL

£295,000

- 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

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.

ABOUT

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 finished 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.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. 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 (subject to lending criteria, affordability and survey). 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 has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

DESCRIPTION

Entrance

Hallway

WC

Kitchen 13'6 x 13'1

Lounge/Diner 21'0 x 11'11

First Floor

Bedroom Two 10'9 x 9'4

Bedroom Three 12'10 x 9'10

Bedroom Four 12'3 x 11'3

Bathroom 7'0 6'4

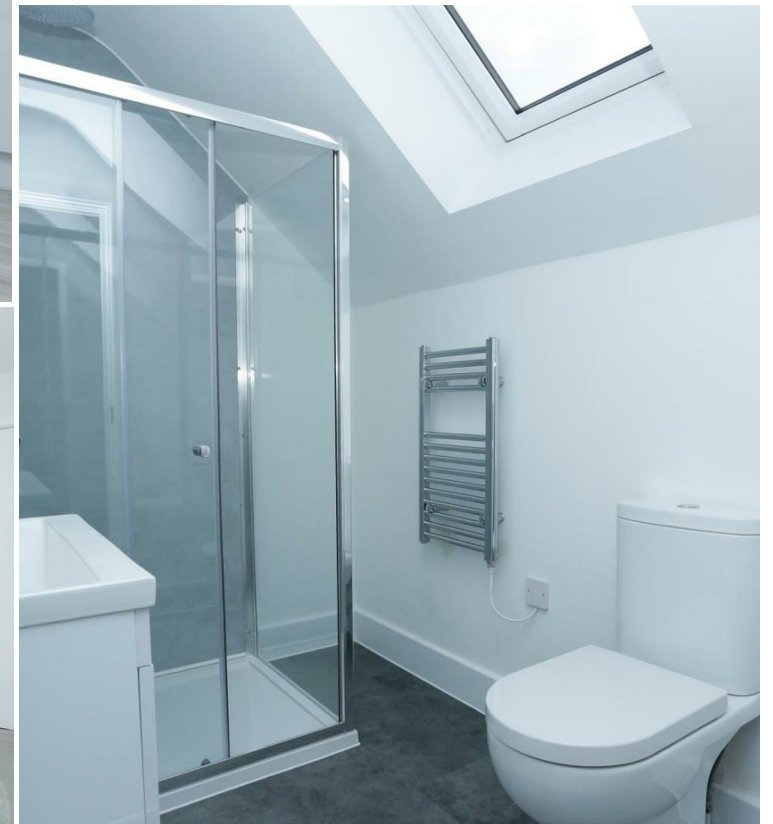
Second Floor

Master Bedroom 15'9 x 14'6

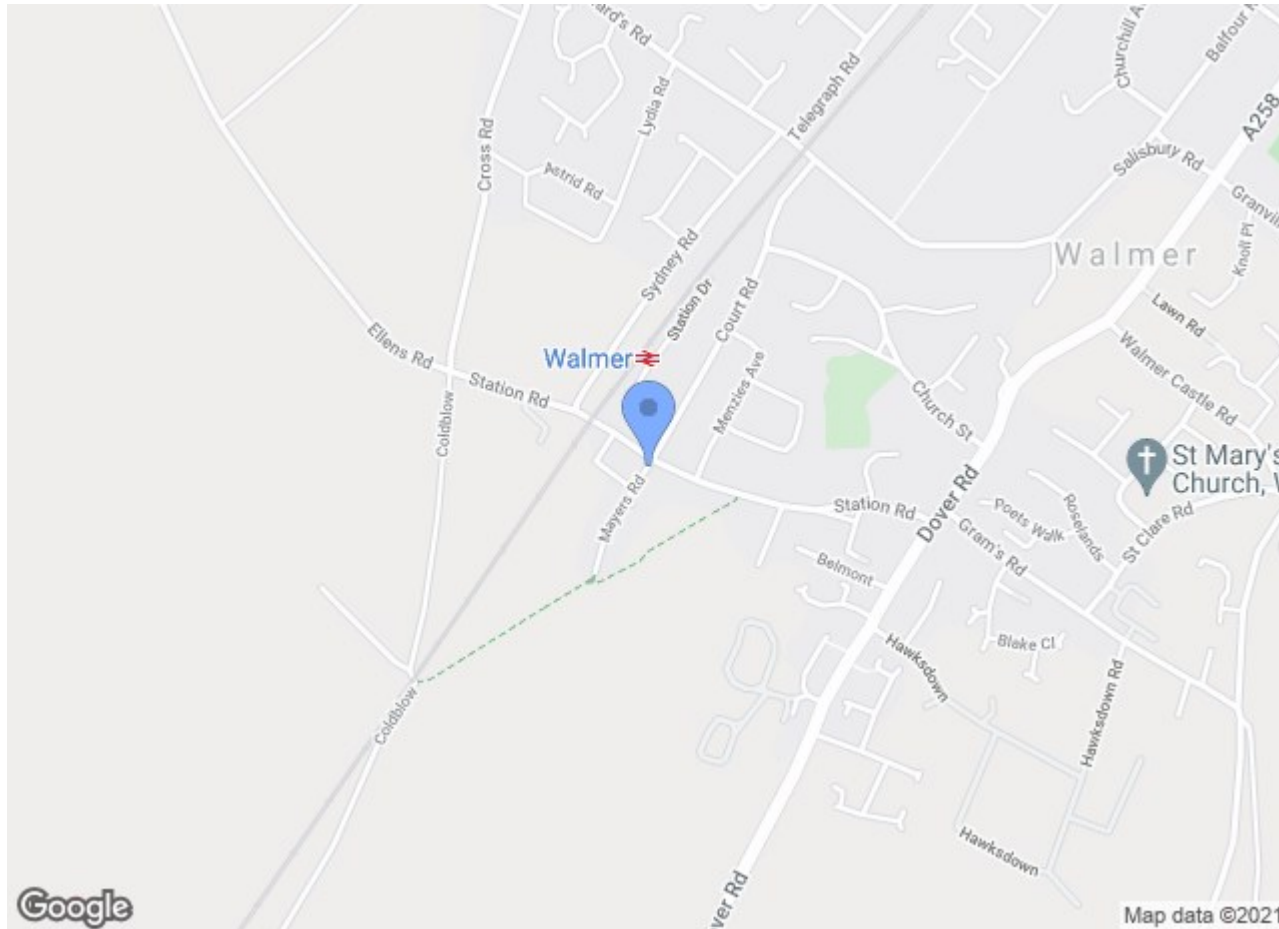
En Suite 7'8 x 5'4

Externals

Rear Garden



2A RAILWAY MEWS MAYERS ROAD DEAL



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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