



32 Blackthorn Road, Hersden
£160,000

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Hersden, Canterbury

*GREAT ONE BEDROOM FLAT ON TOP FLOOR!*NO ONWARD CHAIN! Miles and Barr are delighted to offer to the market this well presented one bedroom top floor flat in the popular village location of Hersden, which is perfectly situated with easy access to Thanet, Canterbury and Herne bay. The current owner had carried out a lot of improvement works to suit their lifestyle, and the result is a very well maintained modern apartment with technology being at the heart of the design. There is a 55" OLED Dolby Vision TV and full Dolby Atmos sound system, integrated USB charging points in some sockets, ring door bell among other technological improvements. The accommodation comprises an entrance hall, with space in the eaves for storage, a spacious living room which leads through to the fitted kitchen. The kitchen was not installed during the current owners time but improvements were made which includes the Amtico flooring, and integrated appliances including a 70/30 fridge freezer, dishwasher, oven and washing machine. The double bedroom is a good size and features plenty of space for storage. The shower room has a Jack and Jill arrangement, with access from the bedroom and the hallway. The shower room was recently installed to a quality specification to create a wonderful walk in shower suite. The hallway has two storage cupboards and being on the top floor, there is also a loft space offering further storage. Other benefits include a Nest thermostat to control the gas central heating and an allocated parking space along with further visitor bays for the block. This property has been lovingly cared for by the current owner and would make an ideal first time buy or investment. So please call Miles and Barr as the sole agent to arrange all viewings.

Property Overview -





Second Floor

Entrance Hall

Lounge

Dimensions: 3.91m x 3.48m (12'10 x 11'5).

Storage Cupboards

Kitchen

Dimensions: 3.07m x 1.78m (10'1 x 5'10).

Bedroom

Dimensions: 4.06m x 3.45m (13'4 x 11'4).

Shower

Dimensions: 3.38m x 1.73m (11'1 x 5'8).

External

Allocated Parking Space





Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure