



Flat 3, 87 Mortimer Street, Herne Bay  
£120,000

## Flat 3

87 Mortimer Street, Herne Bay

CHAIN FREE APARTMENT IN A PERIOD BUILDING IN GOOD CONDITION, PERFECT FOR A FIRST TIME BUY OR INVESTMENT! Miles and Barr are pleased to bring to the market this one bedroom first floor apartment, located centrally with excellent access to all amenities in Mortimer Street, Herne Bay. The home shares front door access from the road, and you enter the apartment into hallway, with double bedroom and light and airy lounge situated to the front of the building, with bathroom to the rear and modern fitted kitchen with ample work surface and storage space open to the lounge creating a really light and airy living space. This property is ideally situated being just off of Herne Bay High Street with all the shops, bars, restaurants and transport links that come with it on your doorstep, and a very short walk to the seafront. The home has been an excellent buy-to-let for the owner and is now to be sold with NO ONWARD CHAIN. Please contact sole agents Miles and Barr for further information or to arrange a personal viewing appointment today. MATERIAL INFORMATION Length of lease : 99 Years January 1991 Annual ground rent amount : £25 Ground rent review period : TBC Annual service charge amount : £1044 Service charge review period : TBC Council tax band : A Council Tax band: A

Tenure: Leasehold

- One Bedroom Apartment
- No Onward Chain
- Ideal Investment
- Central Location
- Refurbished
- Close To Local Amenities





### **Lounge**

Dimensions: 3.62 - 3.14 (11'10" - 10'3").

### **Kitchen**

Dimensions: 3.16 x 2.51 (10'4" x 8'2").

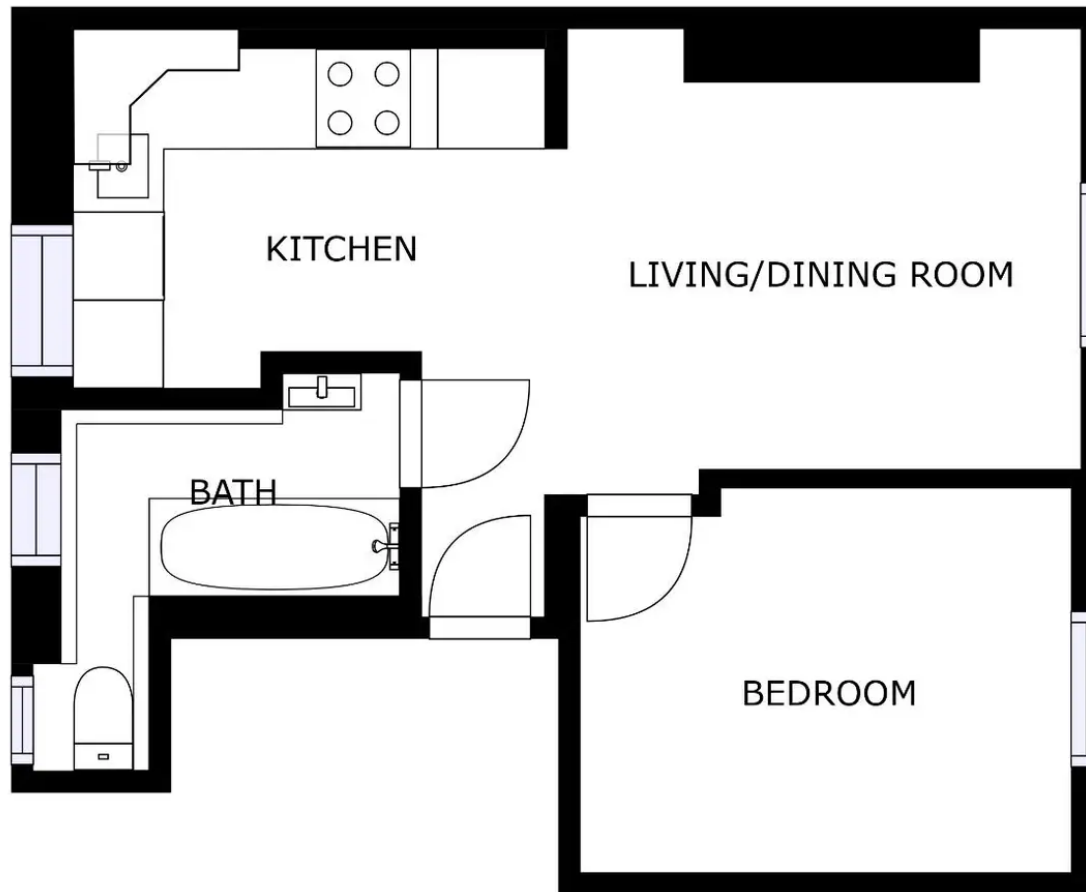
### **Bedroom**

Dimensions: 3.29 x 2.58 (10'9" x 8'5").

### **Bathroom**

Dimensions: 2.31 x 1.25 (7'6" x 4'1").





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 365 sq. ft  
TOTAL: 365 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



## Miles & 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](http://milesandbarr.co.uk/referral-fee-disclosure)