



Flat 6, 38 Charles Street, Herne Bay

In Excess of **£150,000**



Flat 6

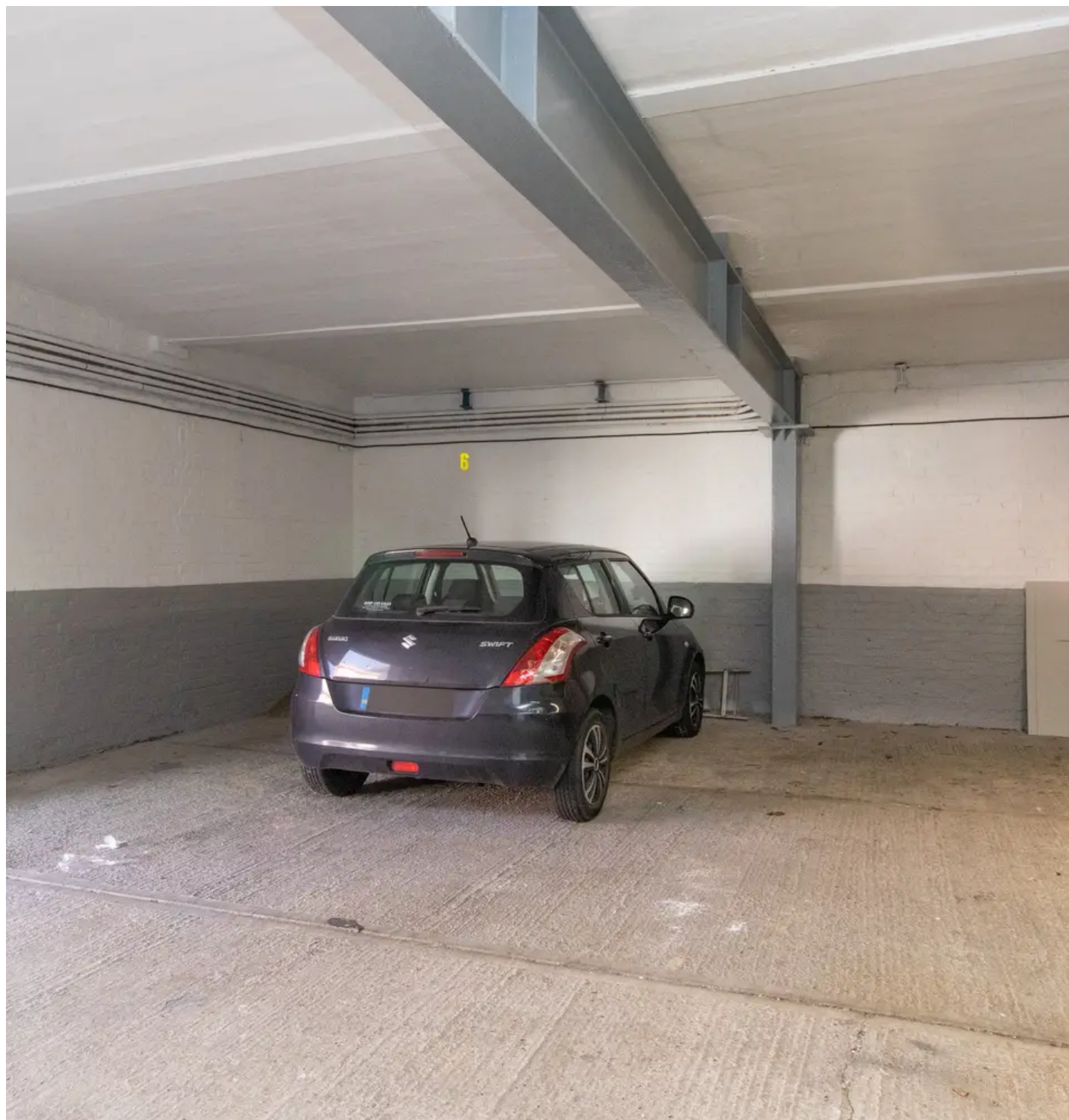
38 Charles Street, Herne Bay

CHAIN FREE SHARE OF FREEHOLD APARTMENT WITH SECURE ALLOCATED PARKING IN THE HEART OF TOWN JUST A ROAD AWAY FROM THE SEAFRONT...

Miles and Barr are excited to present this one-bedroom top floor apartment, located on Charles Street in the centre of Herne Bay. Internally the accommodation is comprised of double bedroom, lounge, modern fitted kitchen, and bathroom. The home comes with the unusual and very sought-after benefit of having allocated parking in a private secure garage with fob access, which in this location is very rare. In our opinion this is an ideal starter home, or would be an excellent investment for either long term or holiday let.

The home is offered with Share Of Freehold and No Onward Chain, so please contact Miles and Barr today for more information or to organise your personal viewing appointment.

- Chain Free
- Share Of Freehold
- Top Floor Apartment
- Secure Garage Parking
- Short Walk To Seafont
- In The Heart of The Town
- When was your property built: 1990s
- Is your property Listed: No
- Is the property in a conservation area: Yes
- Is the property Leasehold: Yes
- What is the original length of lease: 99 years
- How many years are remaining on the lease: 70 years





Bedroom
10' 12" x 14' 8" (3.35m x 4.47m)

Bathroom
5' 11" x 8' 6" (1.8m x 2.59m)

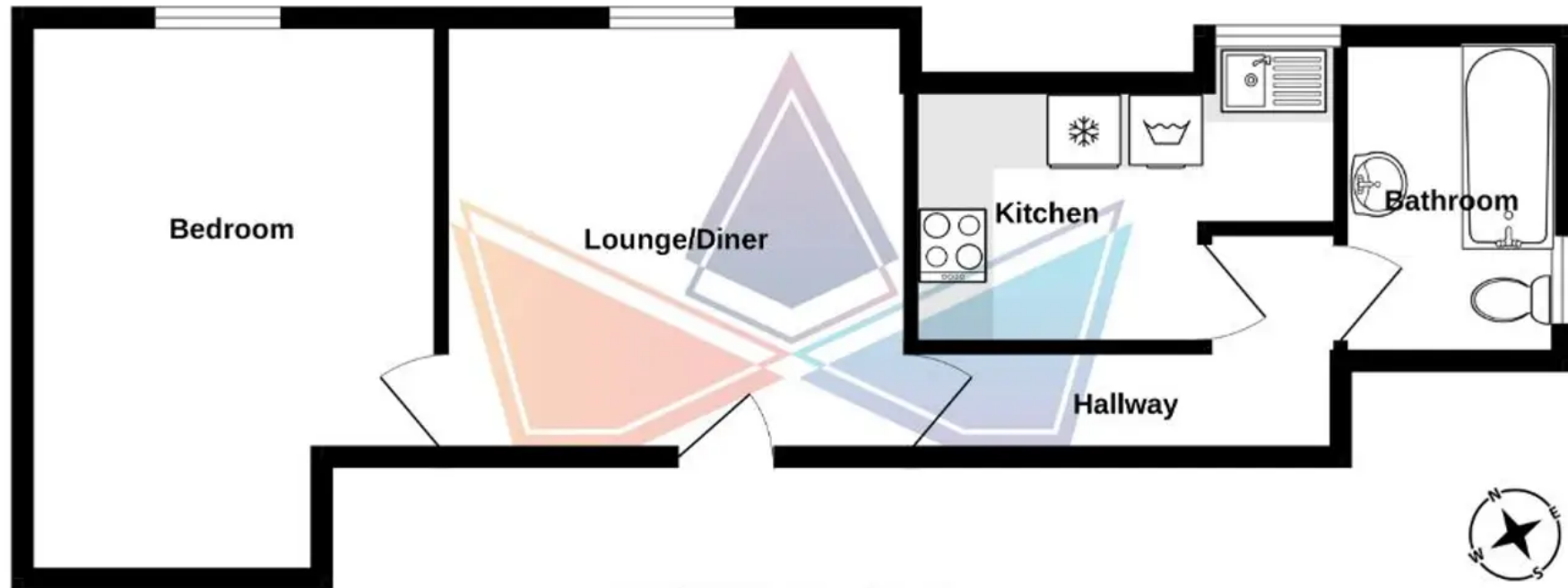
Kitchen
6' 11" x 11' 5" (2.11m x 3.48m)

Lounge
11' 6" x 12' 5" (3.51m x 3.78m)



GROUND FLOOR

42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 42.8 sq.m. (461 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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](https://www.milesandbarr.co.uk/referral-fee-disclosure)