



## 18 Steel Close, Herne Bay

In Excess of £250,000



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Herne Bay, Herne Bay

IMMACULATE TWO BEDROOM TOP FLOOR APARTMENT WITH BALCONY, COMMUNAL GARDEN AND ALLOCATED PARKING...

Miles and Barr are excited to present to the market this beautiful apartment located on the award-winning Eddington Park Development, on Steel Close. The apartment is accessed via secure video entry system, and as you would expect of a building completed under two years ago, all of the communal areas are lovely.

Entering the home and there is a wide entrance hallway, with one large double bedroom and a second bedroom that is currently used as a dressing room/office. There is a stylish bathroom, useful storage cupboards and then stunning open plan living space with modern fitted kitchen with built in appliances and quartz tops, and balcony off of the living space looking out on to the communal gardens.

There is an allocated parking space and plenty of visitor bays. The location has a shop, multi sports centre and clubhouse all on the development and access to shops and transport links all within walking distance, with is being ideally situated for access into Herne Bay or further afield being close to the A299. The home has access to communal gardens and has 10 year build warranty valid from 2021.

- 10 Year Build Warranty Running From 2021
- Allocated Parking Space
- Private Balcony
- Beautiful Condition





### Entrance

### Kitchen / Lounge

14' 12" x 21' 3" (4.57m x 6.48m)

### Bedroom One

9' 9" x 14' 8" (2.96m x 4.48m)

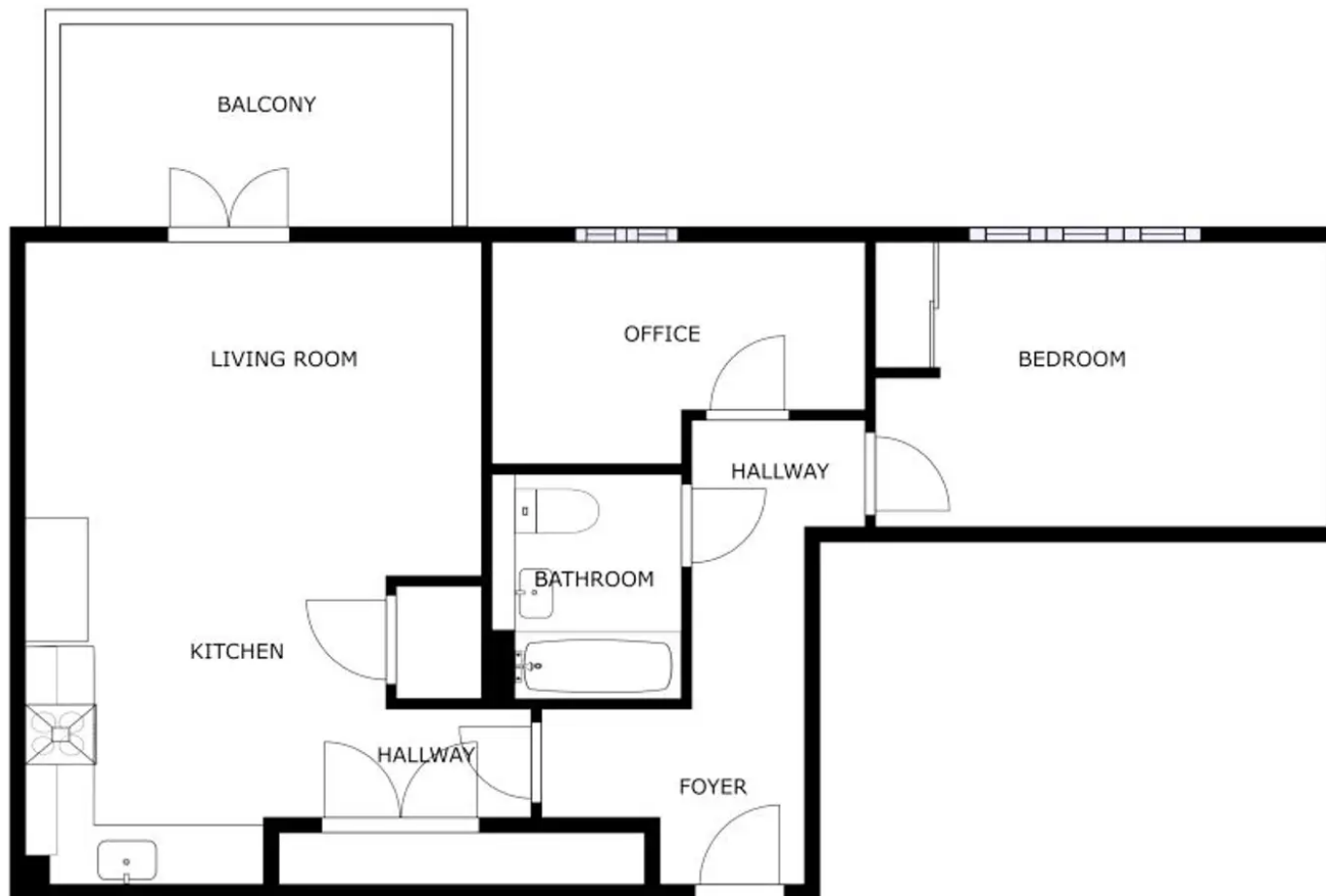
### Bedroom Two

12' 7" x 7' 3" (3.83m x 2.2m)

### Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)





GROSS INTERNAL AREA  
FLOOR 1: 734 sq ft  
TOTAL: 734 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)