



55 Avenue Road, Herne Bay  
£240,000



# 55 Avenue Road

Herne Bay, Herne Bay

GROUND FLOOR TWO BEDROOM APARTMENT IN A MODERN PURPOSE-BUILT BLOCK WITH ALLOCATED PARKING SPACE...

The contemporary design of the building is tempered by the use of traditional materials such as red stock brickwork. It also takes cues from the surrounding Georgian architecture in the form of its large windows, providing an abundance of natural light to the interior.

There is a walled outside space before entering into the hallway through your private front door, with two double bedrooms, stylish fitted bathroom, with modern, open plan large light and airy lounge kitchen, with the kitchen being organised to one side of the room, with fitted units, integrated appliances, and the living space situated to the other end of the room.

The apartment is just a stone's throw from the seafront and a short walk to all local amenities including the shops bars and restaurants along the seafront, and excellent access to transport links with it being within walking distance to bus stops and the mainline train station, with the home also benefiting from an off street allocated parking space.

- Ground Floor
- Two Bedrooms
- Close To Local Amenities
- Purpose Built Apartment
- Excellent Condition
- Own Private Entrance
- Short Walk To Seafront
- Allocated Parking Space







### Entrance

### Entrance Hall

### Open Plan Lounge/ Kitchen

Dimensions: 7.33 x 3.60 (24'0" x 11'9").

### Bedroom One

Dimensions: 5.13 x 2.77 (16'9" x 9'1").

### Bedroom Two

Dimensions: 3.60 x 2.81 (11'9" x 9'2").

### Bathroom

Dimensions: 3.06 x 2.46 (10'0" x 8'0").





## 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)