



Top Flat, 3 Brunswick Square, Herne Bay
£135,000



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CHAIN FREE FIRST FLOOR APARTMENT IN A CENTRAL POSITION IDEAL FOR INVESTMENT OR AS A FIRST STEP ON THE LADDER...

Miles and Barr are delighted to present to the market this first floor apartment located in the central sought-after location of Brunswick Square, Herne Bay. Internally the accommodation comprises of large bay fronted lounge, generous double bedroom, family shower room and modern fitted kitchen with central island with electric hob. The property is in a beautiful building a short walk from the seafront and train station, making it an ideal buy for investment, as well as a great first step on the property ladder. For any further details or to arrange your personal viewing appointment please contact Sole agents Miles & Barr today.

Please note that there is currently a tenant in-situ and they could be required to be given up to 2 months' notice to vacate the property.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Have there been any structural alterations? No





Entrance

Leading to

Lounge

15' 8" x 14' 1" (4.78m x 4.29m)

Bedroom

11' 9" x 8' 10" (3.58m x 2.69m)

Kitchen

16' 4" x 8' 2" (4.98m x 2.49m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.69m)





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