



Top Floor Flat, 14 Gordon Road, Herne Bay
£170,000

Top Floor Flat

14 Gordon Road, Herne Bay

CHAIN FREE FIRST FLOOR APARTMENT IN EXCELLENT CONDITION WITH A LONG LEASE...

Miles and Barr are excited to present to the market this first floor apartment in an attractive period building centrally located on Gordon Road, with great access to amenities and transport links. Internally the home is comprised of large light and airy lounge/dining room to the front, double bedroom, separate W/C, bathroom and fitted kitchen to the rear with ample storage and space for a breakfast table.

The home benefits from an extremely long lease, and this location is always extremely popular due to being within comfortable walking distance to the train station, high street and the mixture of shops café's and restaurants available there, as well as the beautiful seafront. The home is to be offered with NO ONWARD CHAIN. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

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. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Long Lease





Entrance
Leading to

Wc
With Toilet

Bathroom
5' 9" x 8' 4" (1.74m x 2.55m)

Kitchen
8' 10" x 9' 10" (2.69m x 3.00m)

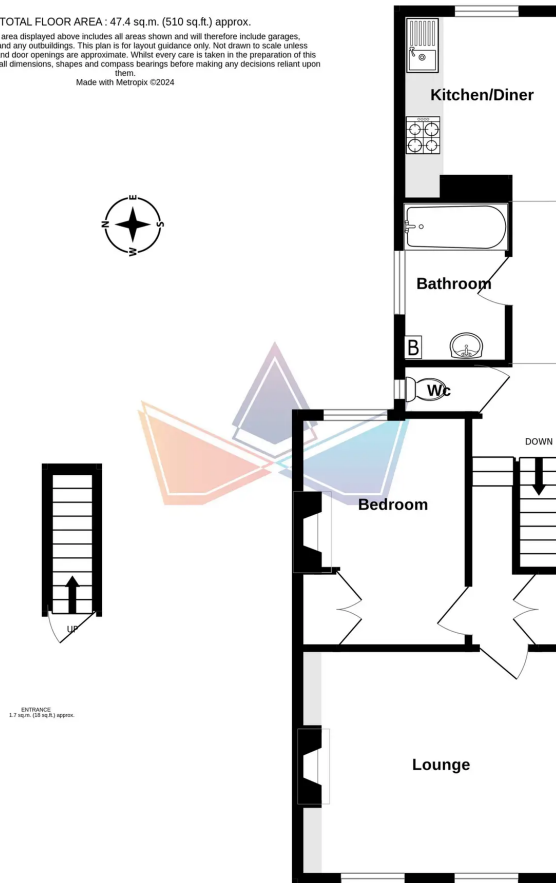
Bedroom
8' 10" x 12' 3" (2.70m x 3.74m)

Lounge/Dining Room
12' 0" x 14' 4" (3.67m x 4.36m)



1ST FLOOR
47.7 sq.m. (510 sq.ft.) approx.

TOTAL FLOOR AREA : 47.4 sq.m. (510 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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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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure