



Flat 1, Woodstock, 101 Canterbury Road



# Flat 1

## Woodstock, Herne Bay

ENTIRE GROUND FLOOR APARTMENT WITH GARDEN IN A BEAUTIFUL VICTORIAN BUILDING... Miles and Barr are delighted to present to the market this well presented versatile two bedroom ground floor apartment with a garden centrally located on Canterbury Road, Herne Bay. Internally the accommodation is comprised of two double bedrooms, with the front bedroom having previously been utilised as the lounge for the apartment, and what is now used as the lounge being used as the second bedroom. There is a stylish modern fitted kitchen, which looks out onto a private courtyard which is accessed from the utility room that is conveniently situated next to the kitchen, with the family bathroom next to the utility room. The room to the rear of the property is currently used as the lounge looking out on to and giving access to the garden, and this room has a shower room off of it. The home is in excellent condition throughout with original features throughout, and is perfectly situated for access to local amenities and transport links. The home has the additional benefit of being sold with share of freehold. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

- Share Of Freehold
- Beautiful Condition
- Ground Floor Apartment
- Period Features
- Victorian Building
- Versatile Accommodation
- Rear Garden
- Centrally Located







#### Utility

Dimensions: 1.78m x 1.27m (5'10 x 4'02).

#### Bedroom

Dimensions: 3.68m x 2.64m (12'01 x 8'08).

#### Bathroom

Dimensions: 2.90m x 1.63m (9'06 x 5'04).

#### External

#### Kitchen

Dimensions: 3.86m x 3.05m (12'08 x 10'00).

#### Entrance

#### Rear Garden

#### En-Suite

Dimensions: 1.91m x 1.80m (6'03 x 5'11).

#### Lounge

Dimensions: 5.69m x 3.94m (18'08 x 12'11).

#### Lounge/Bedroom

Dimensions: 6.07m x 4.22m (19'11 x 13'10).







## Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

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