



**FLAT 2 18 CANADA ROAD**  
**DEAL**

**£170,000**

- Ground Floor Apartment
- Off-Street Parking
- NO ONWARD CHAIN
- 2 Double Bedrooms
- Walking Distance to Seafront
- \*\*\*Awaiting EPC\*\*\*

## ABOUT

GROUND FLOOR FLAT WITH PARKING AND THE SEAFRONT ON YOUR DOORSTEP!

This spacious Ground Floor apartment with private parking is in the sought after location of Canada Road, Walmer, Deal. Situated just one street back from Walmer Green and the fantastic promenade that leads to the vibrant Deal town center makes this an ideal Weekend or Holiday Retreat!

Boasting an Entrance Hall with a small bright Study Area, large open plan Living Space with Kitchen, 2 Double Bedrooms and Bathroom.

The property has gas fired central heating, newly fitted double glazing and OFF-STREET PARKING.

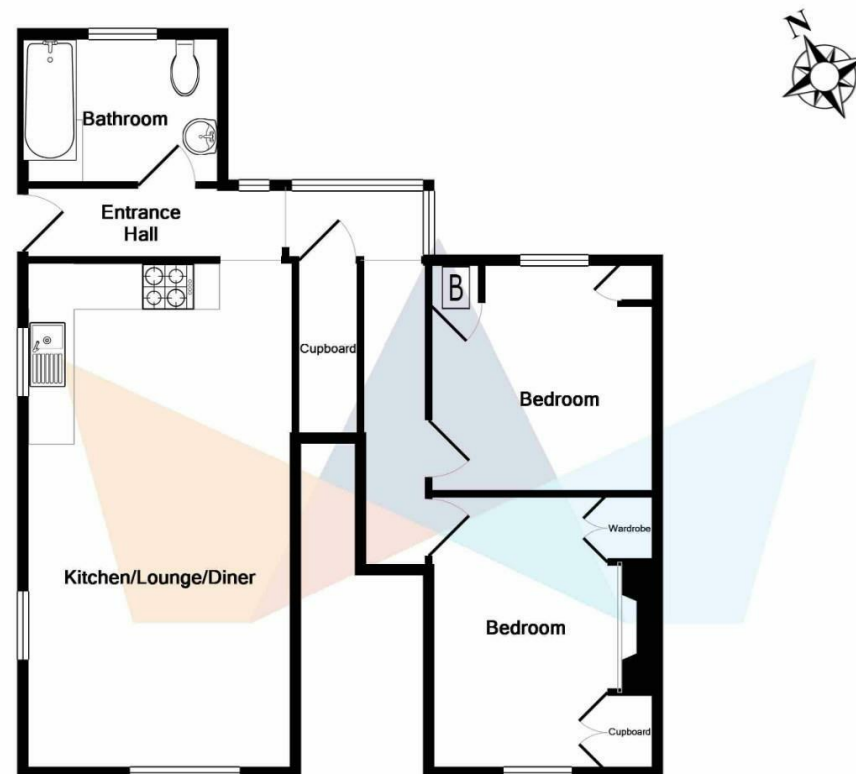
This apartment requires some cosmetic work throughout allowing it's next owner to put their own stamp on it. It further benefits from being offered with NO FORWARD CHAIN.

Contact Miles and Barr, Deal acting as Sole Agents to arrange your viewing.

## LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

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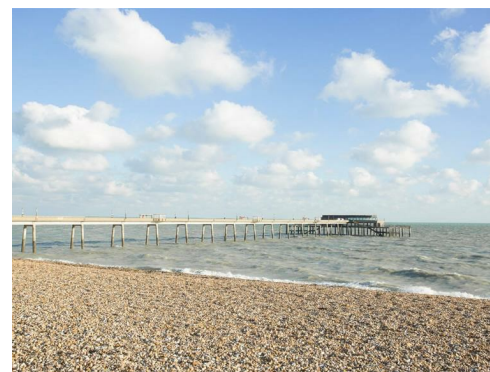
TOTAL APPROX. FLOOR AREA 61.1 SQ.M. (658 SQ.FT.)  
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30 Queens Street, Deal, Kent, CT14 6ET  
t. 01304 800555 e. deal@milesandbarr.co.uk



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)