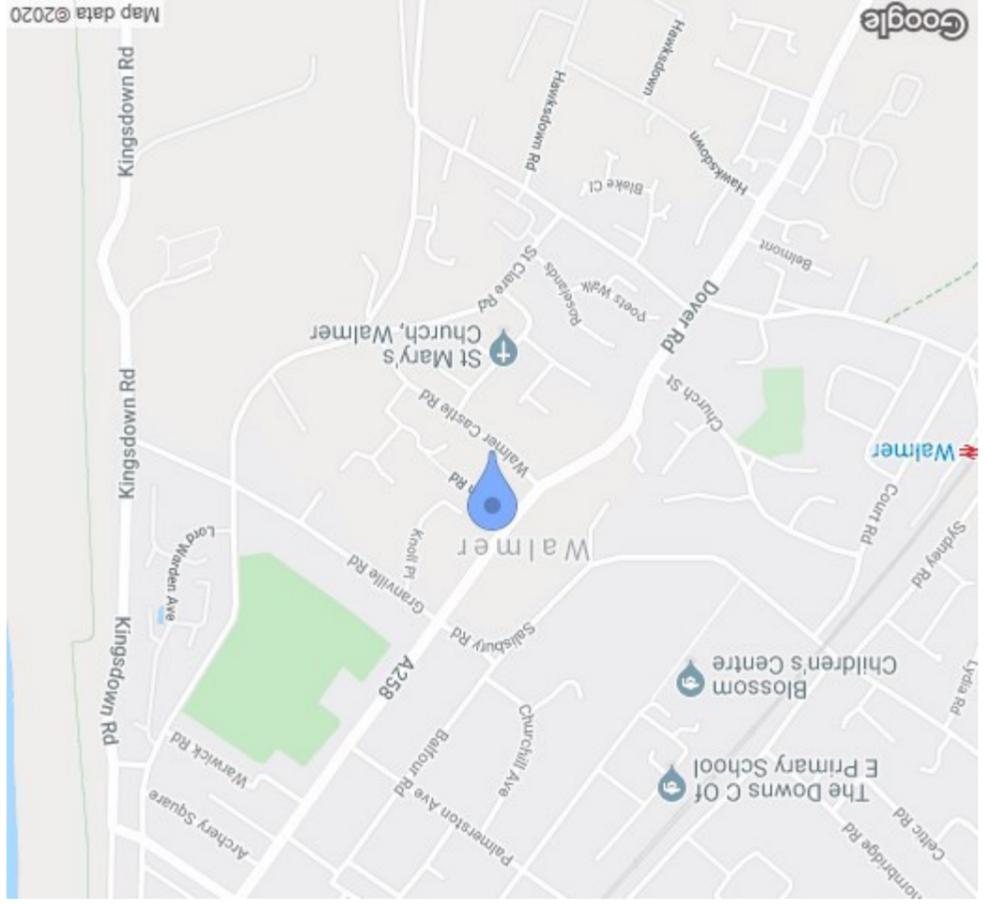
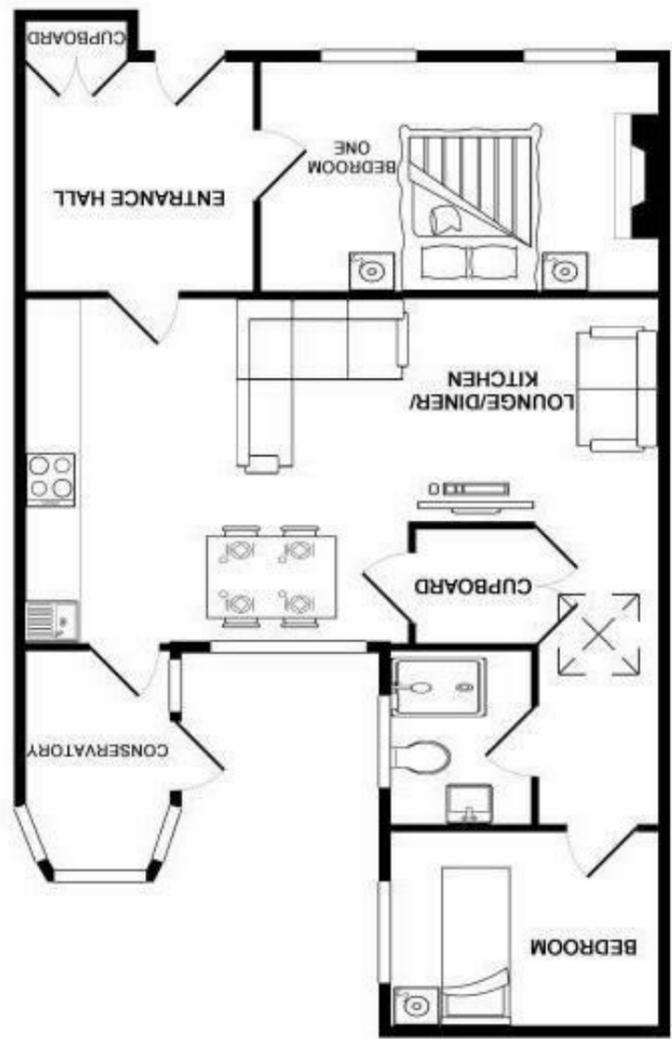


| Energy Efficiency Rating |   | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|--------------------------|---|------------------------------------------------|---|
| 100%                     | A | 100%                                           | A |
| 93%                      | B | 93%                                            | B |
| 81%                      | C | 81%                                            | C |
| 69%                      | D | 69%                                            | D |
| 55%                      | E | 55%                                            | E |
| 39%                      | F | 39%                                            | F |
| 13%                      | G | 13%                                            | G |



**FLAT 8, 11 WALMER CASTLE ROAD DEAL**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2018

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



**FLAT 8, 11 WALMER CASTLE ROAD DEAL** **£229,950**

- Ground Floor Apartment
- Private Courtyard Garden
- Allocated Off-Street Parking
- Historic Building
- Popular Walmer Location
- Two Bedrooms
- NO ONWARD CHAIN

## 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.

## ABOUT

**\*\*GROUND FLOOR APARTMENT WITH PRIVATE COURTYARD AND ALLOCATED OFF-STREET PARKING\*\***

Miles and Barr are delighted to be able to present to the market this 2 bedroom Ground Floor apartment situated in the historic building of Lee House in Walmer.

Set in this characterful building this apartment has its' own Private Entrance, a generous open plan living area which includes lounge with feature fireplace, dining room and kitchen. There are two double Bedrooms and Shower Room.

The property boasts period features and is within easy walking distance of amenities, Walmer seafront and Walmer train station which offers the High Speed Link to London St Pancras.

Further benefits include private Courtyard Garden, gas central heating, double glazed and NO ONWARD CHAIN.

Viewings can be arranged by calling Miles and Barr, Deal who are acting as Sole Agents.

## DESCRIPTION

Entrance 10'00 x 7'05 (3.05m x 2.26m)

Kitchen/Lounge/Diner 23'02 x 14'06 (7.06m x 4.42m)

Bedroom One 16'10 x 9'07 (5.13m x 2.92m)

Bedroom Two 9'10 x 8'06 (3.00m x 2.59m)

Shower Room 7'09 x 5'04 (2.36m x 1.63m)

Conservatory 9'10 x 6'05 (3.00m x 1.96m)

Out House 20'02 x 5'11 (6.15m x 1.80m)

Outside Toilet

