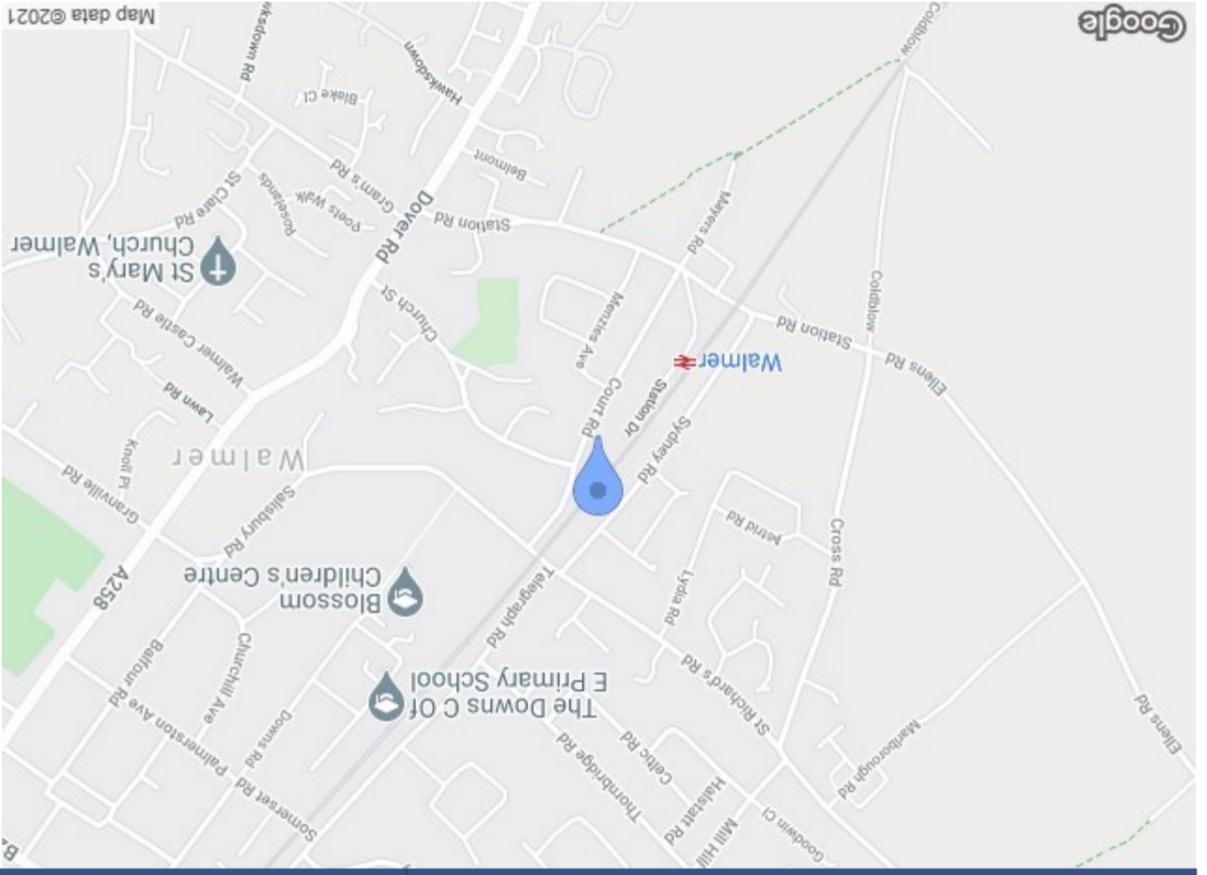
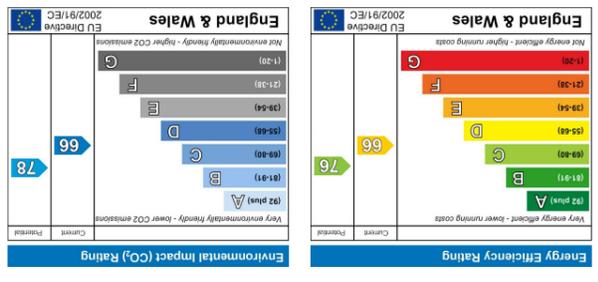


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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 4, MALMEDY COURT ROAD
DEAL

miles & barr
YOUR PROPERTY AGENT

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FLAT 4, MALMEDY COURT ROAD
DEAL **£155,000**

- No Onward Chain
- Parking To Rear
- 2 Double Bedrooms
- Top Floor Apartment
- Spacious Lounge
- Ideal Location
- 94 Years On Lease
- Close to Walmer Train Station

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

SPACIOUS 2 BEDROOM FLAT WITH PARKING!

NO ONWARD CHAIN! Miles and Barr are delighted to market this 2 bedroom top floor apartment with the added benefit of parking. The property is also ideally situated in close proximity to Walmer train station, and the A258 Deal/Dover Road.

In its current layout you enter into a large lounge, with a second bedroom off, then there is also a hallway off the lounge which leads to the bathroom, kitchen and the main bedroom. There is parking to the rear of the building. Additional benefits include a good length lease (renewed to 95 years last year), and new fire alarms in the building.

We feel the property would make an ideal First Time Buy or with the latest Stamp Duty Holiday would also make an ideal Buy-To-Let investment. Viewings can be arranged by contacting Miles and Barr who are acting as sole agents on 01304 800555.

DESCRIPTION

Lounge 14' x 12'4 (4.27m x 3.76m)

Kitchen 11'6 x 7'5 (3.51m x 2.26m)

Bedroom One 14'9 x 11'7 (4.50m x 3.53m)

Bedroom Two 13'9 x 7'8 (4.19m x 2.34m)

Bathroom 14'8 x 3'11 (4.47m x 1.19m)

