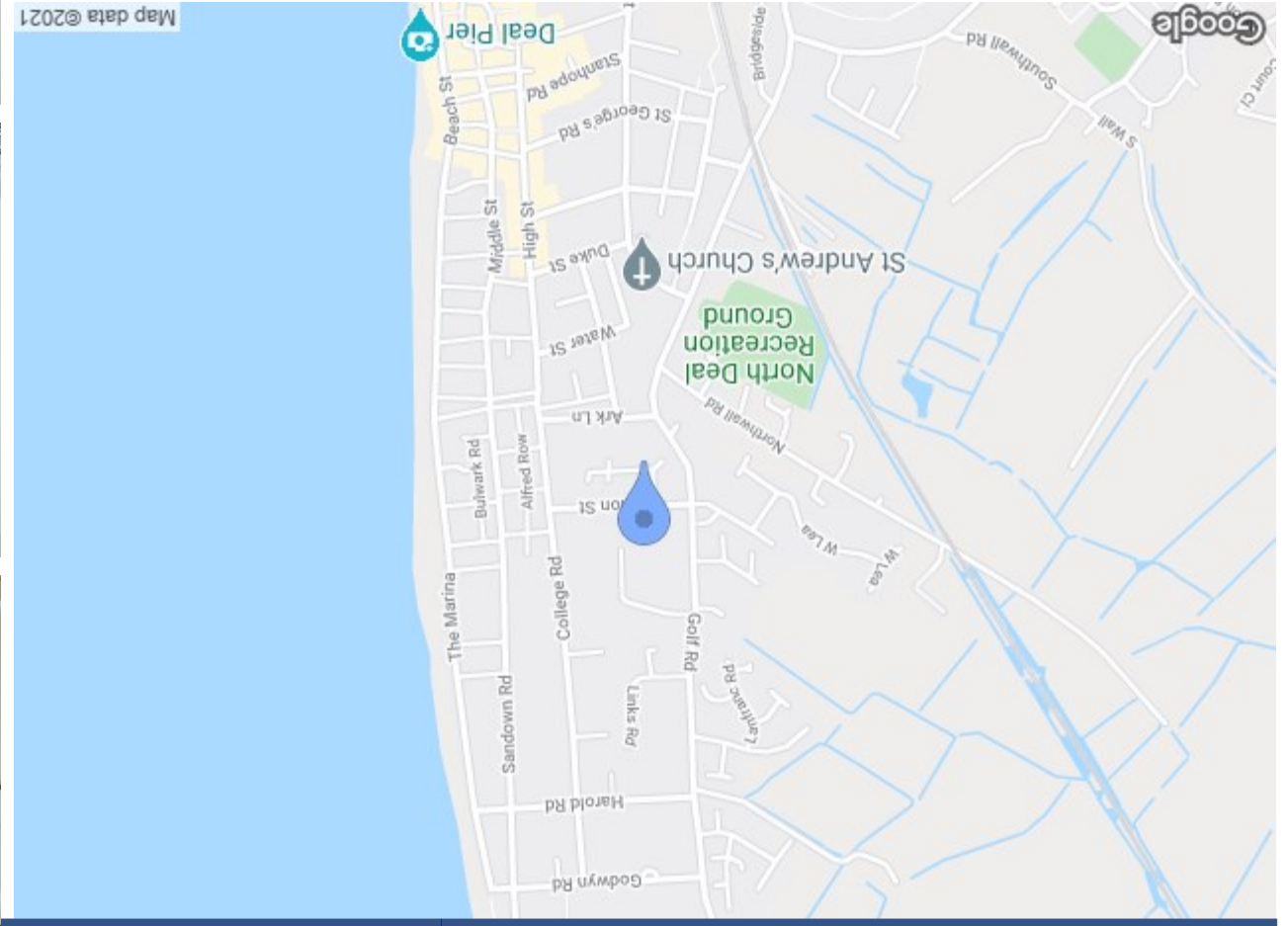


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Standard	C (69-80)
Energy inefficient - higher running costs	D (55-68)
	E (45-54)
	F (21-44)
	G (1-20)
Current	80
Desired	80



36 OUT DOWNS
DEAL

miles & barr
YOUR PROPERTY AGENT

30 Queens Street, Deal, Kent, CT14 6ET
t: 01304 800555 e: deal@milesandbarr.co.uk

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Relocation network
The Property Ombudsman



36 OUT DOWNS
DEAL

£170,000

- Ground Floor Apartment
- Sought After Location
- Private Entrance
- Excellent Condition
- No Onward Chain
- Secure Parking

ABOUT

GROUND FLOOR APARTMENT IN SOUGHT AFTER LOCATION!

NO ONWARD CHAIN! This would make an ideal second home or investment opportunity due to its close proximity to Deal's award winning high street, the train station which has high speed links to London and the seafront.

The property is in great condition throughout. The property has its own private entrance and currently comprises of a large entrance hallway with two large cupboards, one is great for storage and the other has plumbing for a washing machine/tumble dryer. There is also an open plan Kitchen/Lounge off of the hallway which has integrated appliances, a double bedroom with fitted wardrobes, a tiled bathroom which has a three piece suite comprising of a low level W/C, panelled bath with shower over and pedestal wash hand basin.

This modern and contemporary apartment has the added benefit of secured allocated parking, as well as having double glazing and gas fired central heating throughout.

This is one not to be missed and can be viewed by contacting Miles and Barr on 01304 800555 who are acting as Sole Agents.

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.

DESCRIPTION

Private Front Door

Entrance Hall

Kitchen/Lounge 19'04 x 12'05 (5.89m x 3.78m)

Bedroom 10'08 x 10'10 (3.25m x 3.30m)

Bathroom 8'04 x 5'06 (2.54m x 1.68m)

Allocated Parking Space

