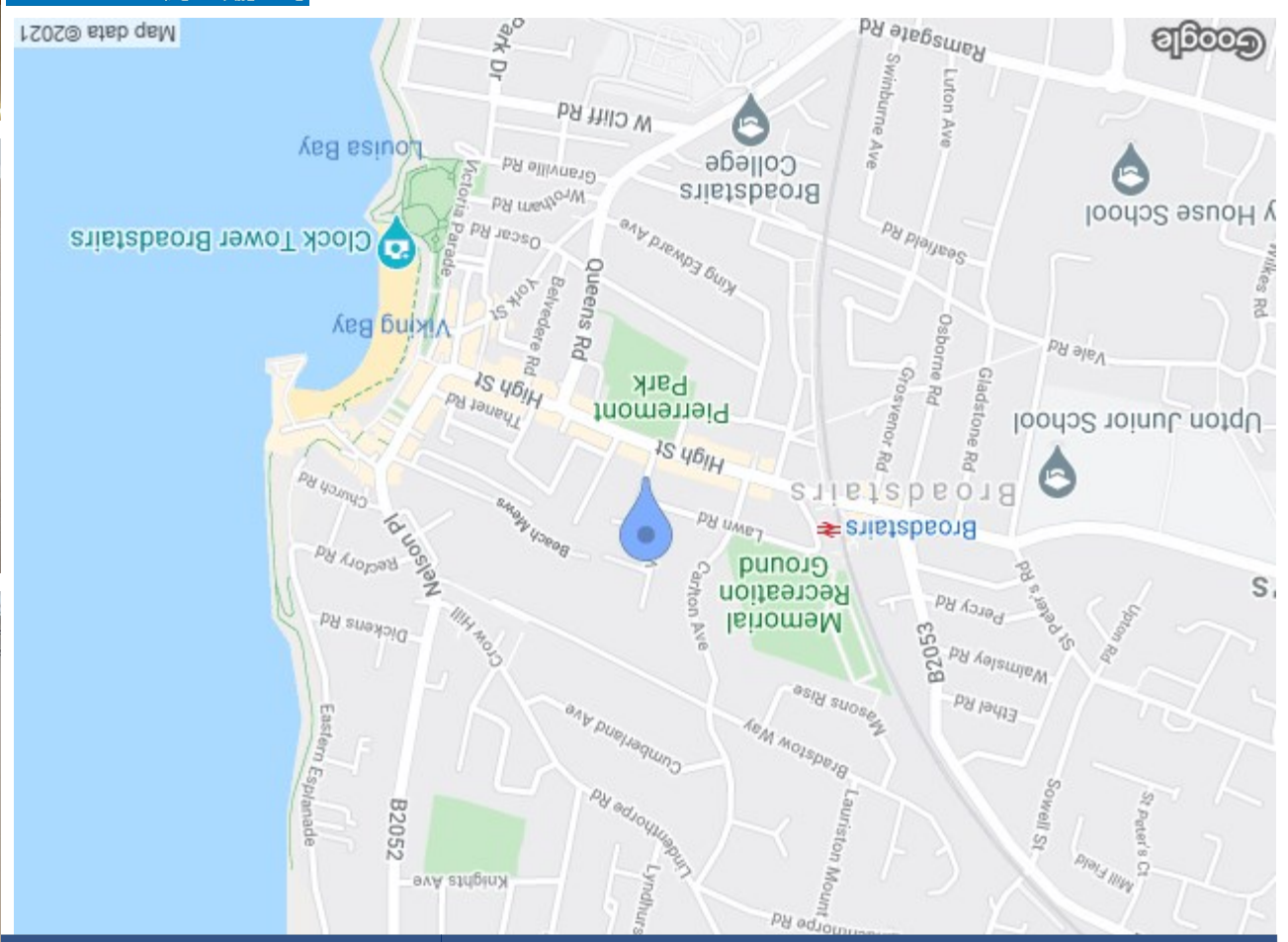


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - lower running costs	D (55-68)
Decent energy efficiency - lower running costs	E (39-54)
Decent energy efficiency - lower running costs	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	83
Possible	83



FLAT 4 VERE ROAD BROADSTAIRS

miles & barr
YOUR PROPERTY AGENT

45 High Street, Broadstairs, Kent, CT10 1WP
01843 888 444 e. broadstairs@milesandbarr.co.uk

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The Property Ombudsman



FLAT 4 VERE ROAD BROADSTAIRS **£345,000**

- Central Broadstairs
- Open Plan Living
- En-Suite
- Close to Beaches
- Allocated Parking

ABOUT

LOCATION, LOCATION, LOCATION!!

Miles & Barr are absolutely thrilled to bring to the market this exquisitely finished two bed apartment just a stones throw from the shops, restaurants and culture Broadstairs High Street has to offer. The accommodation boasts a large open plan kitchen/lounge area, separate family bathroom, two bedrooms one of which is complete with en-suite, the property also boasts allocated parking.

Early viewing is strongly advised in order to not miss what is a rarely available find in an even rarer location. Call Miles & Barr today on 01843 888444 to arrange your viewing.

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

DESCRIPTION

Entrance

Kitchen/Lounge 24'11" x 12'1" (7.59m x 3.68m)

Bedroom One 13'1" x 11'9" (3.99m x 3.58m)

Bedroom Two 16'0" x 8'2" (4.88m x 2.49m)

Bathroom 10'2" x 4'11" (3.10m x 1.50m)

En Suite 10'2" x 4'3" (3.10m x 1.30m)

