



TOP FLOOR FLAT 20B BELTINGE ROAD
HERNE BAY

£800 PCM

- Short Walking Distance To Town and Seafront
- Large Accommodation
- Gas Central Heating

- On Bus Routes
- Kitchen/diner
- No White Goods

ABOUT

* LARGER THAN AVERAGE SPACIOUS TWO BEDROOM FLAT! * Offering spacious accommodation within a short walk to the town centre and seafront is this two/three bedroom first floor flat. Set over two floors this property comprises entrance hall, stairs leading to a split level landing, two double bedrooms, study/bedroom 3, large lounge, kitchen/diner, large bathroom with a separate WC. Lots of period features and in good neutral decor, it also benefits from gas central heating. No smokers, definitely no pets. Council tax band B.

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

DESCRIPTION

Kitchen/diner 12'9 x 12'7 (3.89m x 3.84m)

Lounge 17'6 x 13'3 (5.33m x 4.04m)

Bedroom One 13'7 x 13'4 (4.14m x 4.06m)

Bedroom Two 13'4 x 12'6 (4.06m x 3.81m)

Study 7'2 x 6'5 (2.18m x 1.96m)

Bathroom 11'4 x 8'6 (3.45m x 2.59m)

Separate WC



136 High Street, Herne Bay, Kent, CT6 5JY

t. 01227 740840 e. lettingsenquiries@milesandbarr.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	78
EU Directive 2002/91/EC		



In accordance with the Property Misdescriptions Act (1991) 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.