



GROUND FLOOR



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Property Details

Offers In Excess Of

£135,000



Flat 3, The Portery 38 Queen Street , Deal CT14 6EY

CHAIN FREE. This 2 bedroom first floor flat is located in the beautiful town of Deal, this property would make the ideal first time buy, a great investment or second property for the summer. With a lounge/diner, kitchen and bathroom. Further benefits include allocated parking space, and double glazing.

- **TWO BEDROOM FLAT SET IN THE HEART OF THE TOWN**
- **CHAIN FREE**
- **ALLOCATED PARKING SPACE**
- **SOME UPDATING REQUIRED**
- **SEPARATE KITCHEN**
- **ENERGY RATING - D (61)**

An early viewing is highly recommended.



To arrange a viewing please call **01304 246111**



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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.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

From the communal front door take the stairs to

the first floor and door to flat 3. Opening to entrance lobby.

Entrance Lobby

Door to entrance hall.

Entrance Hall

Telephone entry. Wall mounted electric consumer board. Doors to all rooms.

Lounge/Diner

19'7 x 11'2 (5.97m x 3.40m)

Double glazed window to front and side. Wall mounted electric heater.

Kitchen

10'8 x 6'8 (3.25m x 2.03m)

Fitted with a range of worktop base and wall units. Integrated oven and hob with extractor over. Space for washing machine. Double glazed window to side.

Bedroom 1

14'9 x 10'8 (4.50m x 3.25m)

Double glazed window to front. Electric heater. Cupboard with water cylinder.

Bedroom 2

11'4 x 6'8 (3.45m x 2.03m)

Double glazed window to front.

Bathroom

6'5 x 5'6 (1.96m x 1.68m)

Panelled bath with separate shower over. Low level WC and wash basin.

OUTSIDE

Allocated parking space to the rear of the property.

LEASE DETAILS

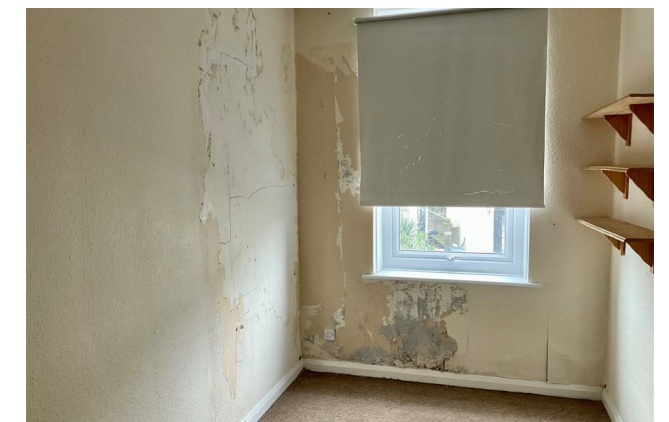
The vendor has advised that there is a lease of 125 years from 1983 leaving approximately 84 years remaining. However, upon completion a further 99 years will be added and for the purchaser to cover the legal costs for the extension which is approximately £1,000. The ground rent is £50 per annum. The annual service charge is £1,160.00.

The above information should be checked by your legal representative before proceeding.

Energy Rating - D (61)

Council Tax - Band B

Viewing



Strictly by arrangement with the agents, Tersons
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