

PRICE

£245,000

Leasehold

**IMMACULATE 2 BEDROOM DUPLEX IN A  
HIGHLY SOUGHT AFTER SEAFRONT  
DEVELOPMENT**

**Broadway, Sheerness  
ME12 1TF**

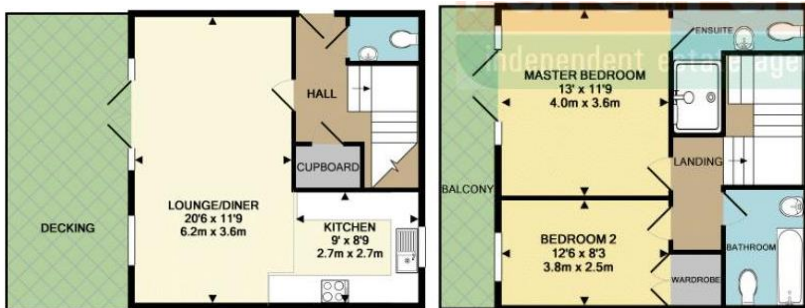




**YOUR VERY OWN SEAFRONT PROPERTY!**

A well-proportioned and well maintained 2 storey duplex apartment situated in an exclusive seafront development close to the town as well. The property has gas fired central heating and full uPVC double glazed windows which have all be fitted with bespoke plantation blinds providing a very contemporary look. The ample accommodation provides a modern fully equipped fitted kitchen, lounge-diner of 20ft x 11ft 9in to the ground floor and two double bedrooms on the first floor with an en-suite to the master bedroom and separate family bathroom as well.

With allocated parking in a private car park and lockable bike store in the historic old windmill, this ideal first time buy should be viewed without delay.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.

