



Flat 3, 16 Queens Gardens, Herne Bay  
£199,995

# Flat 3

16 Queens Gardens, Herne Bay

CHAIN FREE TWO BEDROOM FLAT IN A CENTRAL LOCATION WITH PARKING... Miles and Barr are excited to present to the market this well presented two-bedroom second floor flat, located close to the town centre & seafront in a beautiful period end of terrace building on Queens Gardens, Central Herne Bay. The spacious property boasts a large lounge diner to the front, with separate fitted kitchen with ample storage space and work surfaces, bathroom and two well-proportioned bedrooms to the rear. The property is ready for a new buyer to move in and make their own or it would be an extremely popular investment for buy-to-let. The property also has the unusual benefit for a home in this area of an off-street parking space. Queens Gardens is a quiet residential street that is parallel to the high street and therefore offers easy access to all the towns amenities including shops, bars, restaurants, the seafront and transport links. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Property Overview -  
Tenure: Leasehold

- Off Street Parking
- Short Walk To Seafront
- Central Location
- Chain Free
- Two Bedroom
- Close To Local Amenities





### Lounge

Dimensions: 5.18m x 4.62m (16'11" x 15'1").

### Kitchen

Dimensions: 3.53m x 2.51m (11'6" x 8'2").

### Bedroom Two

Dimensions: 2.69m x 2.57m (8'9" x 8'5").

### Bathroom

Dimensions: 2.31m x 1.47m (7'6" x 4'9").

### Bedroom One

Dimensions: 2.54m x 3.68m (8'3" x 12'0").





## Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hearnbay@milesandbarr.co.uk

[www.milesandbarr.co.uk/](http://www.milesandbarr.co.uk/)

We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)