



16 Highfield Court Station Road, Herne Bay
£190,000



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PURPOSE-BUILT APARTMENT WITH BALCONY, SECURE ALLOCATED PARKING AND A LONG LEASE IN A CENTRAL LOCATION.

Miles and Barr are excited to present to the market this well presented two-bedroom first floor flat, located close to the high street, train station and seafront in a purpose-built building on Station Road, Central Herne Bay.

Internally you enter into hallway, with two double bedrooms at the end of the hallway to front and back, wet room, well-proportioned fitted kitchen to the front, and large light and airy lounge to the rear with large window facing out to the west aspect and leading out to the balcony that looks over the communal gardens. There is secure allocated parking under the building and an entry phone system.

The building is well situated for access to all the towns amenities including shops, bars, restaurants, the seafront and transport links, with the mainline train station being a short walk up the road. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in





Entrance

Leading to

Bedroom

11' 11" x 10' 11" (3.64m x 3.34m)

Wet Room

7' 11" x 5' 6" (2.41m x 1.68m)

Bedroom

10' 11" x 8' 2" (3.32m x 2.48m)

Kitchen

7' 10" x 9' 5" (2.40m x 2.87m)

Lounge

14' 8" x 12' 8" (4.48m x 3.86m)





FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure