



## Flat 6, Western House Western Road, Deal

Offers in Region of £140,000



This one-bedroom flat, in a popular residential neighbourhood and on the edge of the conservation area is around a 5 minute walk to Deal Station and High Street and just a couple of minutes further to the beach. Ideal if you are looking for your first time buy, a second home base on the coast or a BTL for your portfolio.

If you're focused on finding somewhere within our fabulous coastal location of Deal, Kent without property hassle, then this really couldn't be much simpler. Rather than spend time maintaining a property and gardens, this flat gives you more time to have fun in the town and on the beach!

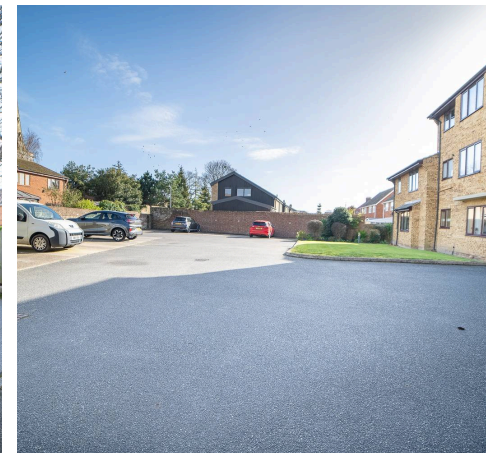
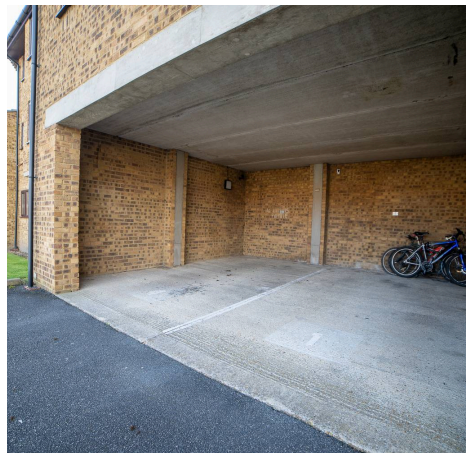
Council Tax band: A

Tenure: Leasehold & Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Chain Free
- Ideal first time buy or tenant ready BTL
- 5-min walk to Station & High Street
- Covered Allocated Parking
- Secure Telephone Entry System
- Peaceful Location



## STEP INSIDE

You will quickly make yourself feel at home in this move in ready blank canvas, with its sunny aspect and simple but versatile layout of a large open plan lounge / dining room / kitchen.

The compact corner kitchen has modern fitted units and an integrated oven and hob.

The bathroom is finished in a modern style, with a shower over the bath.

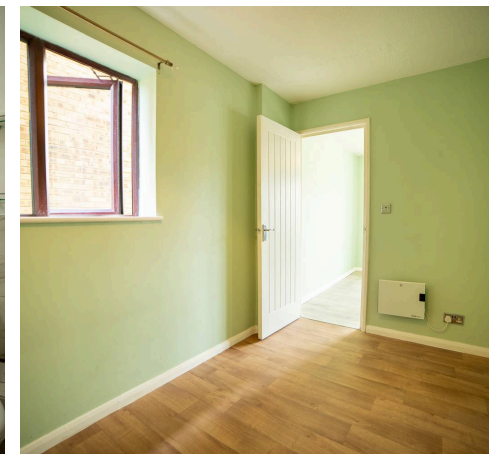
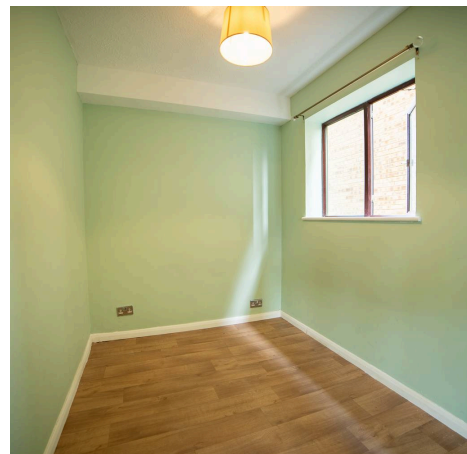
The flat is fully electric with a modern pressurised hot water tank.

A small double bedroom and a handy storage cupboard in the entrance hallway completes this little gem.

## STEP OUTSIDE

Situated in a purpose built and well-maintained block with landscaped communal gardens, the property also benefits from a covered allocated parking space in a car port, plus space for bicycle storage. Security lighting is in place, along with secure access from the covered parking area into the building, perfect for staying dry from car to flat! Even the bins have a purpose-built house, so everything is taken care of!

The service charge is a competitive £950 per annum, covering upkeep of the grounds and cleaning of the communal areas. There is no ground rent, as the property is sold with a share of the freehold.



## OUT AND ABOUT

It's less than a 10 minute stroll to Sainsbury's or Aldi and the railway station.

Deal's town centre is ideal for a wander, with plenty of independent shops, cafés and places to explore.

If you enjoy being outdoors, the promenade stretches for around a mile north towards the golf club, or south to Walmer—perfect for a brisk morning walk or an evening stroll to catch the sunset.

Golfers are well served too, with Royal Cinque Ports and Walmer & Kingsdown Golf Club close by. Royal St George's in Sandwich—host to 15 Open Championships, dating back to 1894—is less than a 20-minute drive away.

It could also make a great, affordable base for European adventures, with Dover and the Eurotunnel terminal at Folkestone both within easy reach by car.

London is 85 minutes away by Hi Speed Train.

With its competitive price and move-in-ready condition, it's likely to appeal to first-time buyers and investors alike. Please note the lease prohibits short-term lets, so it would only suit long-term tenants on an AST. NO Holiday Lets allowed.

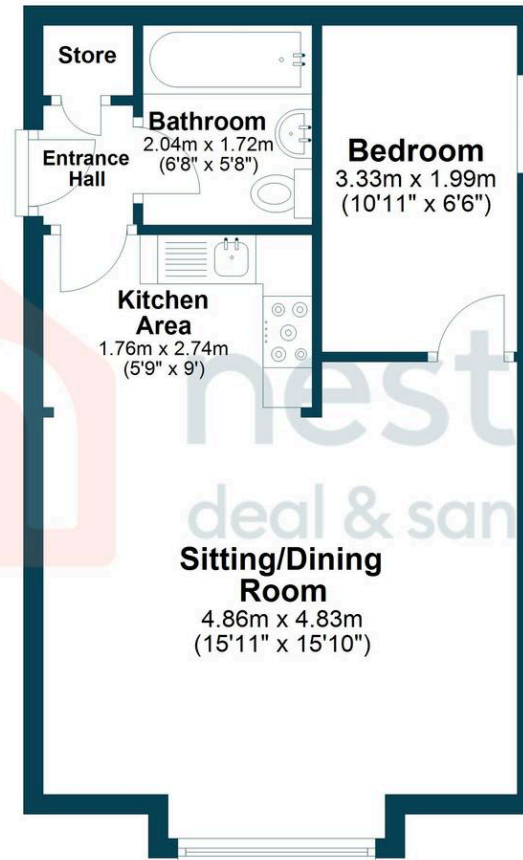
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## Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 42.4 sq. metres (456.4 sq. feet)

