



All enquiries Ref: Callum Glenn

- Purpose Built Flat and Garages
- Requires Updating and Modernisation
- Full Vacant Possession

#### Location:

The property is situated within the heart of Swalecliffe which lies to the west of Herne Bay. There is a good range of shopping and recreational facilities within the area and of course, is a coastal location with Swalecliffe Beach being less than one mile from the flat. There are good transport links in the area with the A299 Thanet Way to the south and a rail connection at Chestfield and Swalecliffe which is a few minutes' walk from the property.

#### Description:

The property comprises this first floor self-contained purpose built flat. Internally it is dated and will require upgrading and refurbishment but has the benefit of being sold with two lock up garages.

#### Accommodation:

Entrance Hall, One Bedroom, Reception Room, Separate Kitchen, Bathroom/wc Outside: Two Lock up Garages.

#### EPC Rating: D

#### Council Tax Band: B

#### Tenure:

To be sold on a new lease for a term of 125 years at a peppercorn ground rent.

#### To View:

Strictly and only by prior arrangement with the auctioneers.

