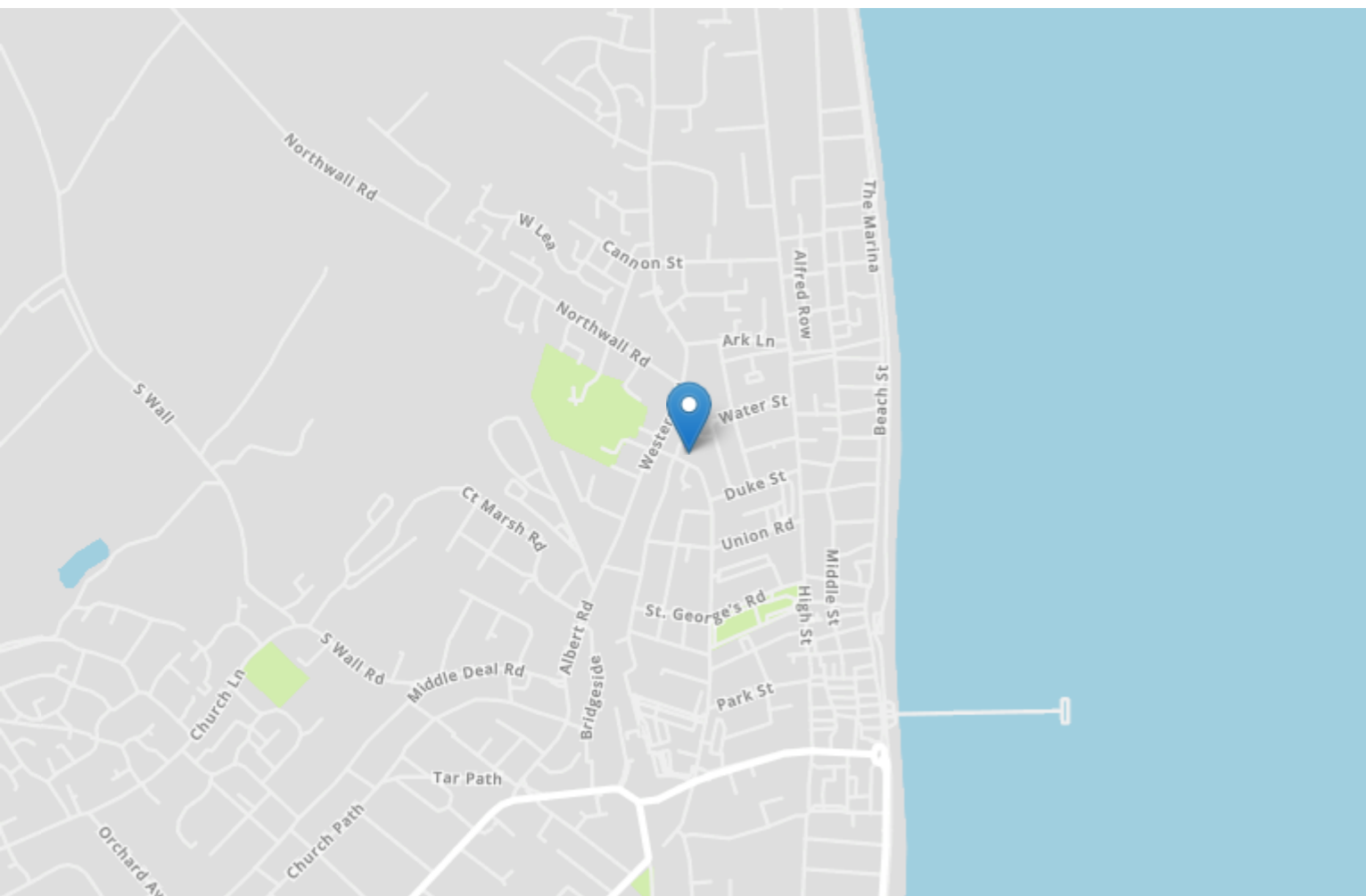


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



North Court Flat 8 West Street

Deal
CT14 6TW

£120,000 SHARE OF FREEHOLD

Draft Details....FORS SALE THROUGH BURNAP + ABEL...Price Range £120,000 - £130,000 | Ground Floor Studio Apartment – Prime Location with Parking | This fabulous ground floor studio apartment is perfectly positioned in a highly sought-after location, just minutes from the high street and train station. Ideal as an investment or a first step on the property ladder, the flat offers excellent potential to reconfigure the layout to create a separate bedroom and lounge area. The property benefits from gas central heating via a combination boiler and double glazing throughout, ensuring comfort and energy efficiency. Additionally, it comes with allocated parking for one car within a carport area – a rare find in this location. As an added advantage, the property comes with a share of freehold and is being sold with no onward chain, making for a straightforward and attractive purchase. For your chance to view call Burnap + Abel on 01304 279107.



Lounge/Bedroom

19' 9" x 11' 5" (6.02m x 3.48m)

Kitchen

9' 0" x 6' 7" (2.74m x 2.01m)

Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)

Car Port Parking

Allocated parking for one car.

Communal Gardens

Lease & Service Charge Information

The vendor has informed us of the following information;

Share of Freehold

Lease length - 87 years remaining approximately

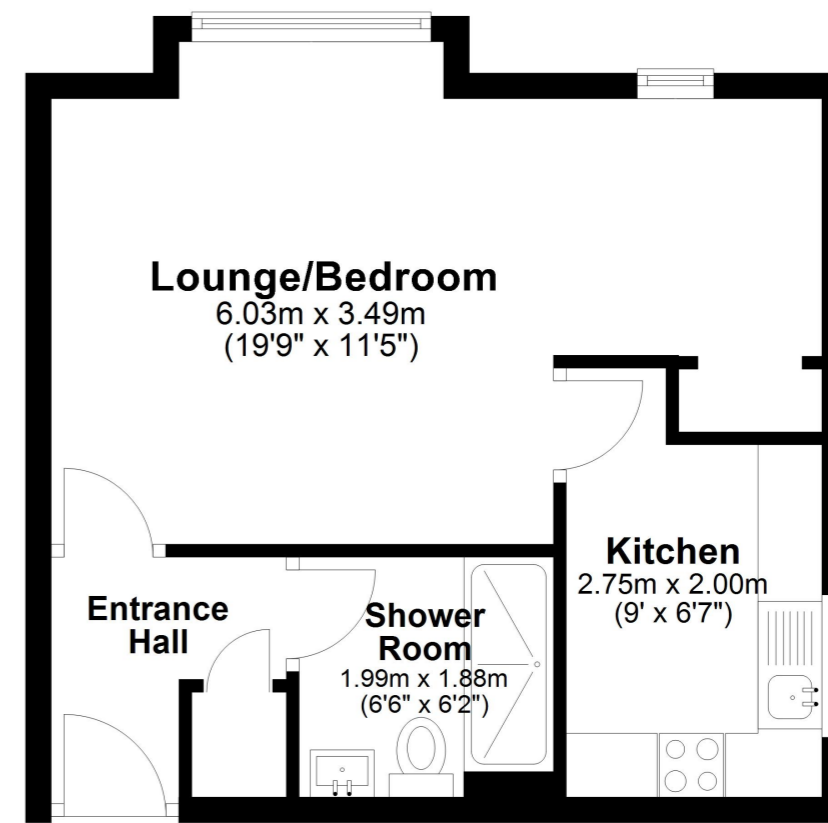
Service Charge - £950 per annum

Area Information

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles. Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 33.9 sq. metres (364.8 sq. feet)

