



## Flat 12, Bank House Mountfield Road, New Romney

Guide Price £130,000

Skippers

## Flat 12

Bank House Mountfield Road, New Romney

Top-floor redecorated flat with one main bedroom and a smaller single, pleasant views, and residents' parking on a first-come basis. Close to local amenities and offered chain-free.

- Guide Price £130,000 - £140,000
- Top Floor Flat
- Two Bedrooms
- Recently Redecorated
- Chain Free Sale
- Lovely Views of Surrounding Area
- Residence Parking
- Short Walks to Local Amenities





Introducing this charming **top-floor flat**, set in a convenient location and offering a great blend of comfort and practicality. Recently **redecorated**, this chain-free property is ready for its next owners to move straight in. Positioned on the top floor, it benefits from **pleasant views** over the surrounding area, giving the home a light and peaceful feel—perfect for unwinding after a busy day.

Inside, the flat features **one well-sized main bedroom** along with a **smaller single bedroom**, making it ideal for a couple, a single occupant wanting extra space, or anyone needing a home office or guest room. The bright living area and fresh décor throughout create a warm and inviting atmosphere. Residents also have access to **parking on a first-come, first-served basis**, adding practical convenience.

Guide price £130,000 - £140,000 this property presents an excellent opportunity for first-time buyers or anyone seeking a simple, low-maintenance investment. Local shops, amenities, and services are all close by, ensuring everyday essentials are within easy reach. The surrounding area also offers pleasant walking routes and local spots to explore, adding to the property's appeal.

This lovely flat provides a comfortable and peaceful living environment with everything you need close at hand. **Don't miss the chance to make it your own** and enjoy the comfort and convenience it has to offer.

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### **Communal Entrance**

Communal entrance with entry phone system. Stairs to third floor landing and entrance to Flat 12.

### **Entrance Hall**

8' 5" x 2' 10" (2.56m x 0.87m)

Wooden door to flat with newly laid carpeted floor coverings, entry phone and doors to:-

### **Lounge / Kitchen / Diner**

15' 2" x 11' 4" (4.62m x 3.45m)

Dual aspect room with UPVC double glazed windows to front and side of the building. Kitchen area has vinyl flooring with matching wall and base units. Stainless steel sink, electric hob, fan oven and extractor fan. Lounge area has newly laid carpeted floor coverings and electric heater. There is also a airing cupboard with hot water tank.

### **Bedroom**

11' 3" x 9' 7" (3.42m x 2.92m)

UPVC double glazed window to the front of the building with newly laid carpeted floor coverings and electric heater.

### **Bedroom**

8' 1" x 6' 7" (2.46m x 2.01m)

UPVC double glazed window to the side of the building with newly laid carpeted floor coverings and electric heater.

### **Bathroom**

7' 5" x 4' 9" (2.27m x 1.45m)

Internal room with extractor fan. Bath with electric shower over the bath, close coupled w/c, vanity hand basin and vinyl flooring.



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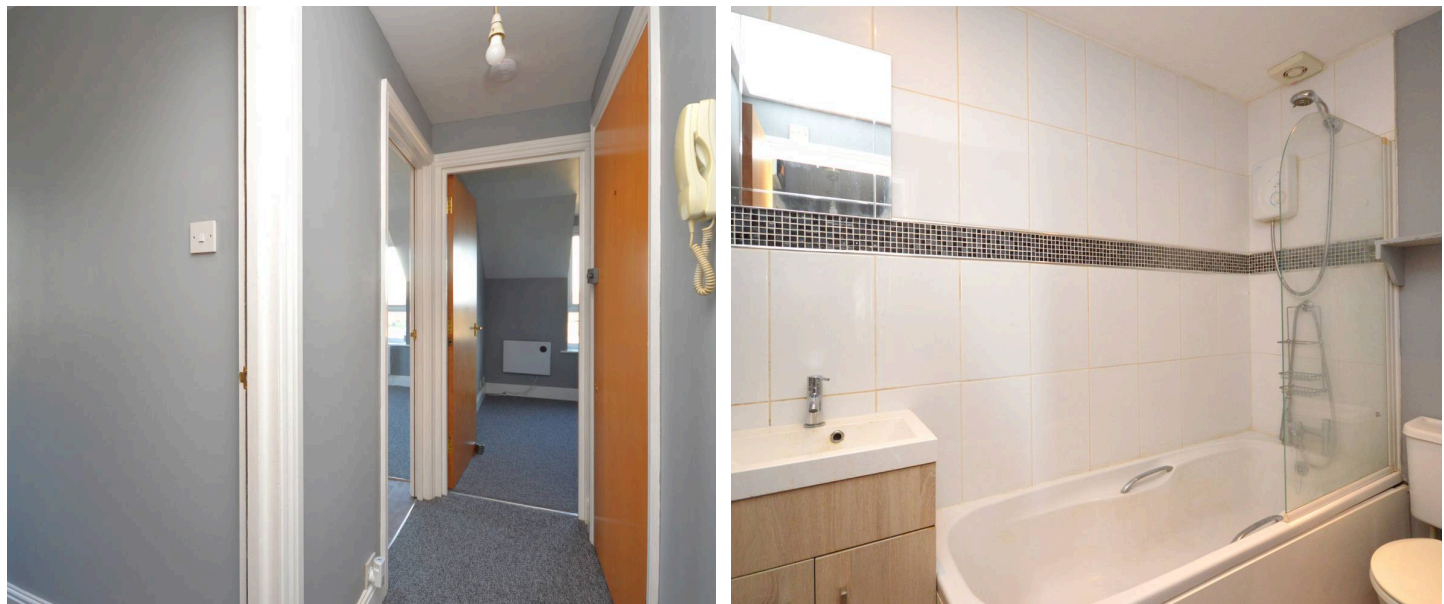
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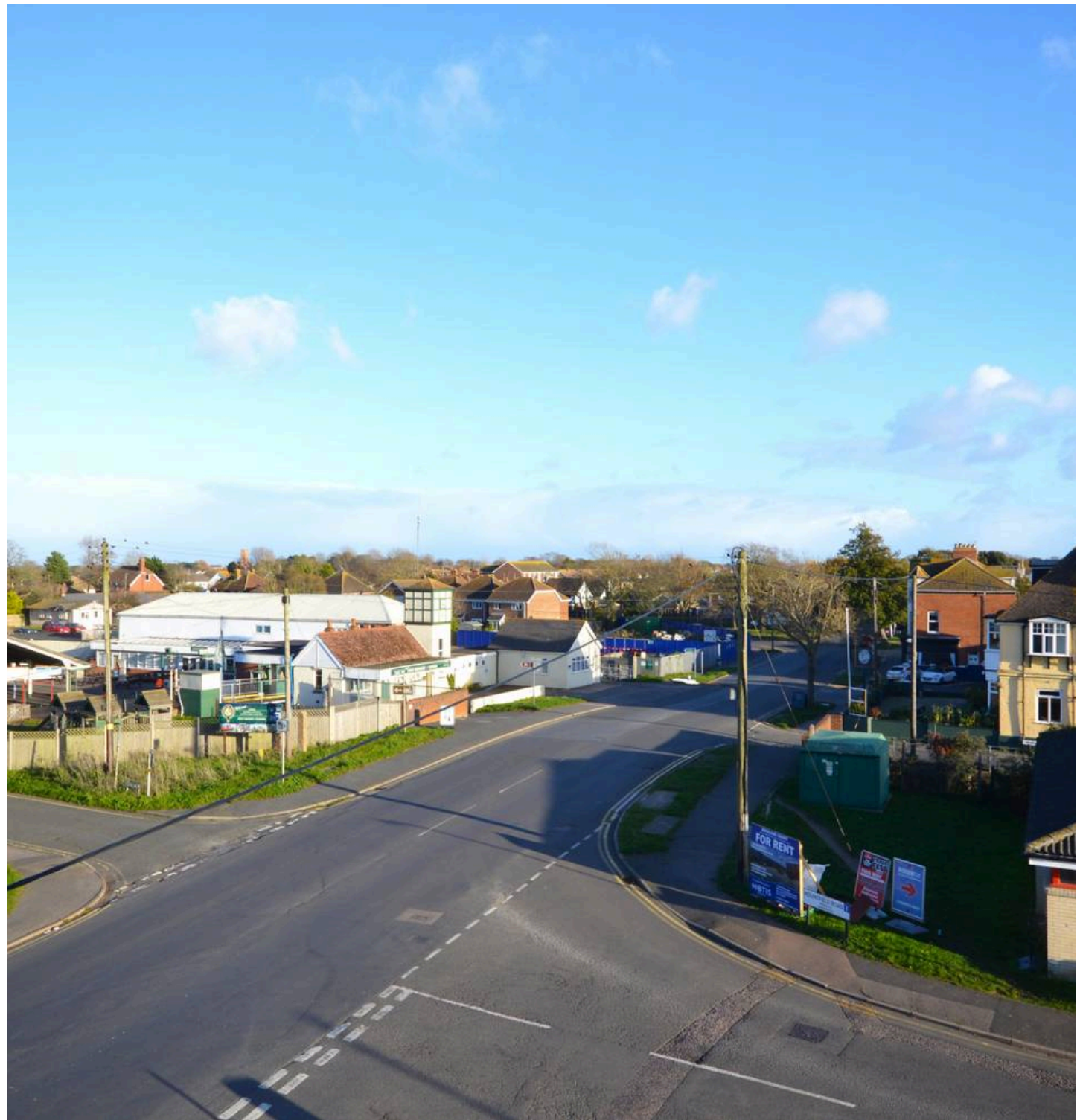
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**OFF STREET**

12 Parking Spaces

Residence parking on first come basis.







# Third Floor

Approx. 38.2 sq. metres (410.7 sq. feet)





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