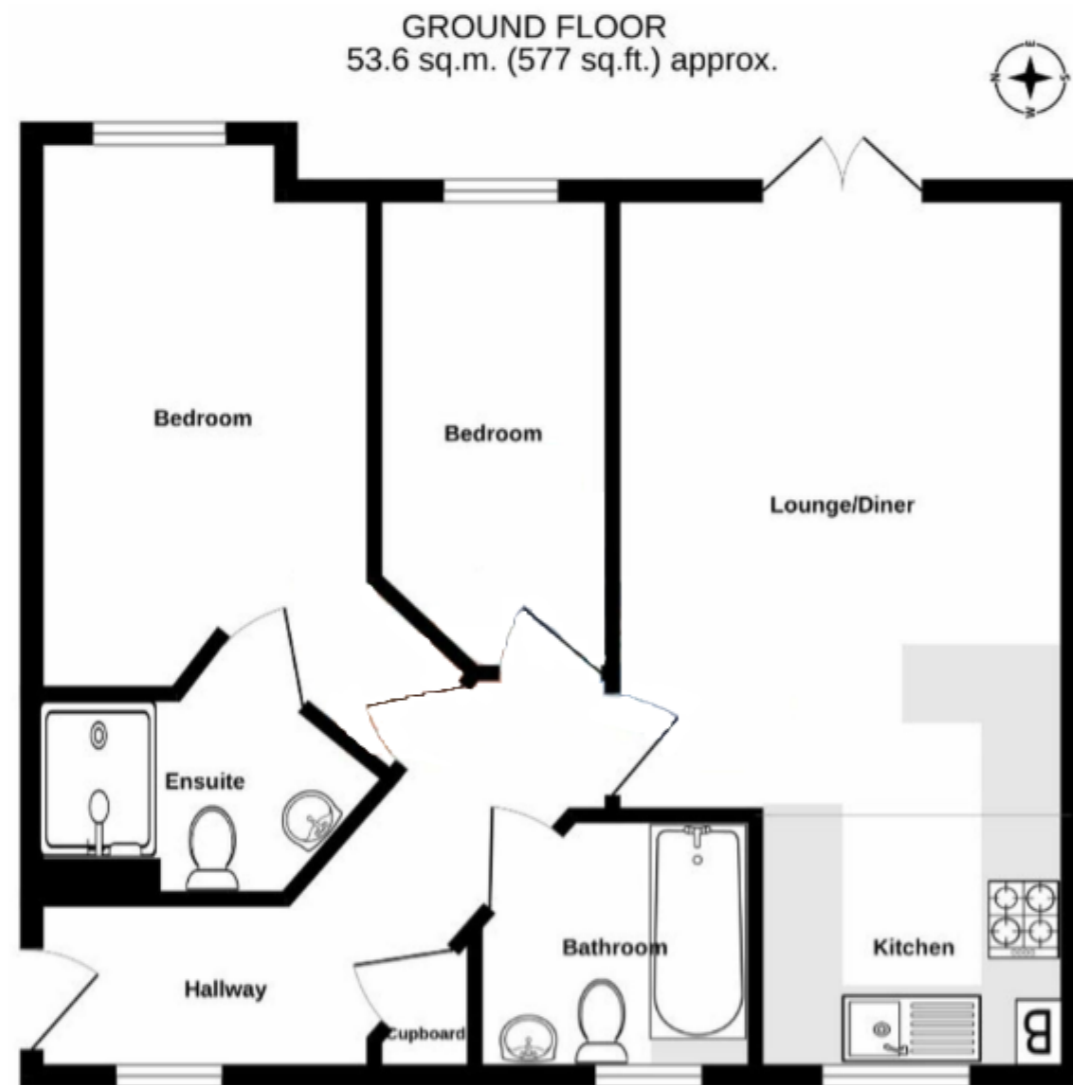




Kimber Estates



TOTAL FLOOR AREA: 53.6 sq.m. (577 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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13 Weyman Terrace, Heme Bay, Kent, CT6 6DY

£210,000 Leasehold

This modern ground floor two bedroomed apartment is set in the ever popular Talmead Road development, positioned over looking the green. Located to the eastern end of Heme Bay within easy access to the Thanet Way and regular bus service into town plus neighbouring Whitstable and The Cathedral City of Canterbury, makes the location increasingly desirable. This apartment has accommodation comprising of open plan lounge with a fitted kitchen with double doors leading out to a small seating area, master bathroom, and two bedrooms with en suite to the master. There is also an allocated parking space to the outside. An internal viewing comes highly recommended. Being offered on a chain free basis!



This modern ground floor two bedroomed apartment is set in the ever popular Talmead Road development, positioned over looking the green. Located to the eastern end of Herne Bay within easy access to the Thanet Way and regular bus service into town plus neighbouring Whitstable and The Cathedral City of Canterbury, makes the location increasingly desirable. This apartment has accommodation comprising of open plan lounge with a fitted kitchen with double doors leading out to a small seating area, master bathroom, and two bedrooms with en suite to the master. There is also an allocated parking space to the outside. An internal viewing comes highly recommended. Being offered on a chain free basis!

Ground Floor

Hallway

Double glazed window to rear.

Kitchen/Lounge

Gas hob, electric oven, double glazed window to rear, double glazed doors to garden, space for washing machine and fridge.

Bedroom One

Double glazed window to front, radiator.

En Suite

Shower, low level WC, wash hand basin, heated towel rail, tiled floor.

Bedroom Two

Double glazed window to front.

Bathroom

Low level WC, pedestal wash hand basin, panelled bath, double glazed window to rear, radiator.

Council Tax Band B

Lease Details

We understand there is approximately 113 years remaining on the lease.

We are advised by the sellers of the following charges:

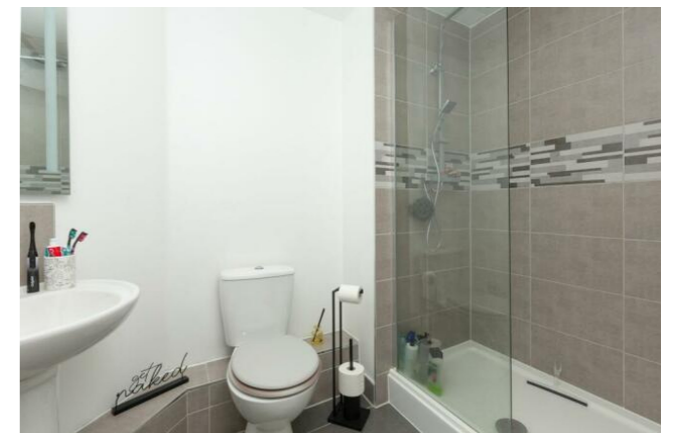
Service charge = £1800 per annum (to increase every 10 years)

Ground Rent = £330 per annum

Green Belt Charge = £210 per annum

NB

At the time of advertising these are draft particulars awaiting approval from our seller.



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